

City of Grass Valley General Plan

HOUSING ELEMENT 1986 - 1991

Adopted August 26, 1986

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Earl D. Nelson & Associates • Planning Consultants

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RESOLUTION NO. 86- 220

A RESOLUTION ADOPTING THE HOUSING ELEMENT 1986-1991
OF THE GRASS VALLEY GENERAL PLAN

WHEREAS, the City of Grass Valley has determined that updating of the Housing Element of the General Plan is required by Section 65588 of the Government Code of the State of California; and

WHEREAS, a Draft Housing Element has been prepared by Earl D. Nelson & Associates, Planning Consultants, under contract to the City of Grass Valley; and

WHEREAS, an Initial Study and draft Negative Declaration for said draft Housing Element was prepared and circulated through the State Clearinghouse (SCH#86061612) and no comments were received during the 30-day review period; and

WHEREAS, after continued public hearings and consideration of all pertinent oral and written comments and responses, the Grass Valley Planning Commission at its regular meeting of August 4, 1986, adopted Resolution No. PC86-01, a "RESOLUTION OF THE GRASS VALLEY PLANNING COMMISSION APPROVING THE HOUSING ELEMENT 1986-1991 OF THE GRASS VALLEY GENERAL PLAN AND RECOMMENDING ITS ADOPTION TO THE CITY COUNCIL"; and

WHEREAS, the City Council did give notice of public hearing on said Housing Element Update by publication in The Union newspaper on June 13, 1986; and

WHEREAS, the City Council did hold a public hearing on said Housing Element Update on June 16, 1986, and said public hearing was continued to July 8, July 22, August 12, and August 26, 1986, to allow additional time for public comment; and

WHEREAS, the City Council has considered the draft Negative Declaration in its entirety and any comments thereon; and

WHEREAS, written responses have been prepared and considered by the Planning Commission and have been adequately addressed in the Final Draft of the Housing Element 1986-1991;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GRASS VALLEY, as follows:

1. The draft Negative Declaration (SCH#86061612) be adopted.
2. The document consisting of maps, charts, and reports entitled "Housing Element 1986-1991 of the Grass Valley General Plan", prepared by Earl Nelson & Associates in August 1986, be adopted as the Housing Element for the City of Grass Valley.

3. The City Clerk shall endorse upon the said Housing Element the fact of its adoption by this resolution and the date.

ADOPTED as a Resolution of the Council of the City of Grass Valley at a regular meeting thereof held on the 26th day of August, 1986, by the following vote:

AYES: Councilmen Frisch, Douglas, Borgnis, Kline, Parman

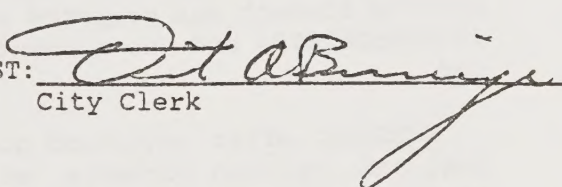
NOES: Councilmen None

ABSENT: Councilmen None

ABSTAINING: Councilmen None



Mayor

ATTEST: 

City Clerk

RESOLUTION NO. PC86-01

RESOLUTION OF THE GRASS VALLEY PLANNING COMMISSION
APPROVING THE HOUSING ELEMENT
1986-1991 OF THE GRASS VALLEY
GENERAL PLAN AND RECOMMENDING
ITS ADOPTION TO THE CITY COUNCIL

WHEREAS, the City of Grass Valley has determined that updating of the Housing Element of the General Plan is required by Section 65588 of the Government Code of the State of California; and

WHEREAS, a Draft Housing Element has been prepared by Earl D. Nelson & Associates, Planning Consultants, under contact to the City of Grass Valley; and

WHEREAS, an Initial Study and draft Negative Declaration for said draft Housing Element was prepared and circulated through the State Clearinghouse (SCH#86061612) and no comments were received during the 30-day review period; and

WHEREAS, the Planning Commission did give notice of public workshop meeting by publication in The Union newspaper on May 23, 1986, and additionally by the publication of display ads on May 23 and May 28, 1986, and by mailing to interested agencies on May 23, 1986; and

WHEREAS, said public workshop meeting was held on June 2, 1986; and

WHEREAS, the Planning Commission did give notice of public hearing by publication in The Union newspaper on June 6, 1986, and additionally by the publication of display ads on June 6 and June 11, 1986, and by mailing to interested agencies on June 6, 1986; and

WHEREAS, the public hearing was held on June 16, 1986, and was continued to July 7, July 21, and August 4, 1986, to allow additional time for public comment; and

WHEREAS, the Planning Commission has considered the draft Negative Declaration in its entirety and any comments thereon; and

WHEREAS, written responses have been prepared and considered by the Planning Commission and have been adequately addressed in the Final Draft of the Housing Element 1986-1991;

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Grass Valley, as follows:

1. That the Planning Commission approves and recommends to the City Council the adoption of the draft Negative Declaration (SCH#86061612).

2. That the Planning Commission approves and recommends to the City Council the adoption of the Housing Element 1986-1991 of the Grass Valley General Plan, prepared by Earl Nelson & Associates in August 1986.

3. That the Chairman of the Planning Commission be authorized and directed to endorse said Housing Element 1986-1991 to show that it has been approved by the Planning Commission and that the same be transmitted to the City Council.

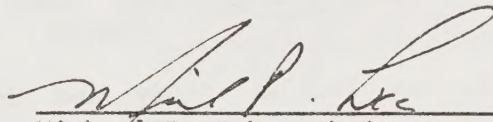
ADOPTED as a Resolution of the Planning Commission of the City of Grass Valley at a regular meeting held on this 18th day of August, 1986, by the following vote:

AYES: Commissioners Daugherty, Hullender, Lake and Schwartz

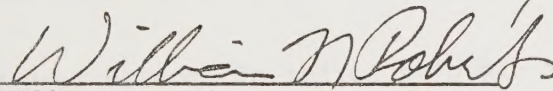
NOES: Commissioners None

ABSENT: Commissioners Smith

ABSTAINING: Commissioners None



Michael P. Lake, Chairman

ATTEST: 
William N. Roberts, Ex-officio
Secretary to the Planning
Commission

CITY OF GRASS VALLEY
HOUSING ELEMENT
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1. INTRODUCTION

Housing is the general term for the structures we build to meet the basic human needs for space, privacy and security. Because of the importance of housing in our economy, social system and development patterns, fulfilling housing needs adequately has long been a major concern of government at the federal and state levels. In California this concern is shown by the fact that the State has required local general plans to include Housing Elements since 1967.

The document which follows is the City of Grass Valley's response to legislation adopted in 1980 which laid out detailed guidelines for the content, adoption and revision of local Housing Elements. This element is meant to update and replace the one which was prepared in September, 1982, and revised in December, 1982. All of the information and text is new and reflects extensive new research and analysis. This element specifically addresses Grass Valley's housing background and problems in detail.

This element is organized so that the important housing policies and action proposals are presented in section 5. The detailed analyses of socio-economic characteristics, housing needs, local constraints and assistance programs satisfy both the applicable requirements of the California Government Code and the guidelines applied by the State Department of Housing and Community Development (HCD). Following review of this draft by HCD, the public and City decision makers and revisions in response to those comments, adoption of a complete Housing Element will maintain the legal compliance of the City's General Plan and permit the City to apply for grants such as the Community Development Block Grant program. Even more importantly, this element will guide the City over the next five years in implementing activities and programs related to the provision or improvement of housing, and in making other housing-related decisions.

2. SOCIO-ECONOMIC CHARACTERISTICS

A. BACKGROUND

The City of Grass Valley, in the rolling hills of western Nevada County, is located at the intersections of California State Highways 20 and 49 (the Golden Center Freeway). Grass Valley is the largest population center within a radius of about 35 miles and supports 12 percent of the population in Nevada County. In addition to being a "bedroom community" for the Sacramento and Marysville areas, Grass Valley's economic base is tourism, provision of general urban services and trade to the residents and recreational visitors of surrounding rural areas, and a small amount of lumber products manufacturing.

B. POPULATION

Between the two federal census years of 1970 and 1980, Grass Valley's population grew from 5149 to 6697, an increase of 1548 people or 30.1%, about 2.7% per year. Between 1980 and 1986, State Department of Finance (DOF) estimates show that Grass Valley added 1781 people, growing by 26.6% to a population of 8478 (See Table 1). The annual growth rate for 1980-86 was 4.0%, reflecting an large population growth spurt in 1981 (similar to one experienced in the rest of the County during 1979-1981). (See Appendix A for DOF data).

TABLE 1
POPULATION GROWTH

<u>1970</u>	<u>1980</u>	<u>Increase</u> <u>1970-80</u>	<u>Annual</u> <u>Increase</u> <u>1970-80</u>	<u>1986</u>	<u>Increase</u> <u>1980-86</u>	<u>Annual</u> <u>Increase</u> <u>1980-86</u>
5149	6697	30.1%	2.7%	8478	26.6%	4.0%

Source: 1970,80 - 1980 U.S. Census
1986 - DOF Estimates

According to the State Employment Development Department (EDD) publication Annual Planning Information, Nevada County 1985-86, trends in economic activity and other influences on future population growth indicate continued growth in population and the services and retail trades in response to an expected continuation of rapid population expansion in the rest of the County. In general, employment gains made as the general economy emerges from the 1980-83 recession period are projected to continue although at a slower pace than experienced in the

last 2 to 3 years. Lumber and wood products manufacturing is considered to be at a steady state, though electronics manufacturing is apparently on the rise in Grass Valley.

C. EMPLOYMENT

Most working Grass Valley residents are employed in retail trades (25%) and manufacturing (14.3%), with construction, health services, and personal/recreation services second at 6 - 9% each (see Table 2, taken from the 1980 Census). Within these industries, most occupations held were service (19%), administrative/clerical (16%), precision production and repair (14%), sales (13%) and managerial (10%). It is clear that most of Grass Valley's employment is generated from services supporting the needs of the area's population rather than from basic industry (agriculture or mining).

In 1980, 41% of the Grass Valley population sampled was not in the labor force. Of those in the labor force, 3.4% were unemployed at the time of the 1980 Census.

In 1985, a Community Needs Survey of approximately 38% of the City's population indicated a 2% unemployment rate; however, this figure is quite low compared to a 9% unemployment rate for Nevada County reported in the above-mentioned 1985-86 EDD document. The actual 1986 unemployment rate for Grass Valley may be an intermediate value such as that reported in the 1980 U.S. Census, which was 3.4%.

See the above discussion under population growth trends for projections regarding industry and employment opportunities in Grass Valley.

TABLE 2
EMPLOYMENT BY INDUSTRY AND OCCUPATION

INDUSTRY

Agriculture, Forestry, Fisheries & Mining	67
Construction	208
Nondurable Goods Mfg	36
Durable Goods Mfg	338
Transportation	92
Communications & Other Public Utilities	71
Wholesale Trade	71
Retail Trade	590
Finance, Insurance, Real Estate	141
Business & Repair Services	85
Personal, Entertainment, Recreation Services	155
Health Services	166
Educational Services	142
Other Professional & Related Services	103
Public Administration	98

OCCUPATION

Executive, Administrative, Managerial	247
Professional Specialty	182
Technicians & Related Support	102
Sales	310
Administrative Support, Including Clerical	386
Private Household	10
Protective Service	13
Service, Except Protective & Household	448
Farming, Forestry & Fishing	26
Precision Production, Craft & Repair Services	338
Machine Operators, Assemblers & Inspectors	120
Transportation & Material Moving	88
Handlers, Equipment Cleaners, Helpers & Laborers	93

Source: 1980 U.S. Census

D. HOUSEHOLDS

The household population (those not living in group quarters) in Grass Valley grew from 6465 in 1980 to 8128 in 1986, according to the U.S. Census for 1980 and DOF estimates for 1986. The addition of 1663 household residents represented a 26% increase, or an annual growth rate of 3.9%. (See Table 3).

TABLE 3
HOUSEHOLD GROWTH

	<u>1980</u>	<u>1986</u>	<u>Increase</u> <u>1980-86</u>	<u>Annual</u> <u>Increase</u> <u>1980-86</u>	<u>1991</u>	<u>Annual</u> <u>Increase</u> <u>1986-91</u>
Household Population	6465	8128	26%	3.9%	--	--
Number of Households	3037	3759	24%	3.6%	4492	3.6%
Household Size	2.13	2.16	1.4%	--	--	--

Source: 1980: U.S. Census

1986: DOF Estimates

1991: Sierra Planning Organization Regional Allocation Plan; 1990 figures projected using 2% annual growth rate 1983-1990.

Household numbers grew from 3037 in 1980 to 3759 in 1986; this represents an increase of 24%, or 3.6% per year. Household size (persons per household) increased slightly from 2.13 in 1980 to 2.16 in 1986.

For 1991, assumptions about rates of population growth and changes in household size are made by DOF and used as input into State Department of Housing and Community Development (HCD) household increase projection computer models. The Sierra Planning Organization, the Council of Governments (COG) to which Grass Valley belongs, has used the results of these assumptions and this model to project number of households for July 1, 1990. The COG report indicates a 2% annual growth rate in household number; this rate was used to project the number of households for 1991 in Table 3. For Grass Valley this is expected to be a total of 4492 households, an increase of 19.5% over household numbers in 1986. Over the five-year period, this would be an annual increase of 3.6% per year. (See Appendix B for 1990 projections from the 1984 COG Regional Allocation Plan.)

Housing Vacancy Rate

In 1980, Grass Valley had a high overall vacancy rate of 9.9% (333 vacant units out of 3370; vacancy rate was 9.2% if vacant second homes were omitted). The rental vacancy rate was 9.5%, and the homeowner vacancy rate was 4.3%. The rental vacancy rate was very high (6% is optimal), while the high homeowner vacancy rate indicates a difficulty in selling homes (the optimal rate is about 2% for homeowner units). The "other" vacancy rate -- reflecting homes rented or sold awaiting occupancy, or held off the market awaiting estate transactions, etc. -- was 3.0% in 1980.

Estimates by the DOF indicate that in 1986 158 units out of a total of 3917 are vacant, yielding an overall vacancy rate of 4.03%. This is close to (although somewhat below) an "acceptable" vacancy rate of about 5% in a "typical" community composed of about three-quarters single-family dwellings and one-quarter multi-family dwellings. It is not low enough to indicate a shortage of housing overall; however, it also does not give an indication of availability of housing within any one type or value range. A 1985 Community Needs Survey found a similar overall vacancy rate of 4.47% (67 out of 1500 units) based on a 38% sample (see Appendix C for summary of the 1985 survey).

Tenure

The most recent city-wide data for numbers of owner and renter households for Grass Valley are found in the 1980 Census. In 1980, 1452 households were homeowners (48%), while 1585 households were renters (52%).

The 1985 Community Needs Survey found a similar but reversed

mix of 53% homeowners and 47% renters. However, this survey was based on a 38% sample of mostly central city neighborhoods so does not necessarily represent the city as a whole.

Income

Income data derived from the latest COG estimates (ultimately from HCD) and from DOF projections are presented in Table 4, according to standard income groupings used by HCD (defined in detail in terms of County Median Income in Appendix D). Data for 1986 are obtained by using the DOF estimate for total households for 1986 and allocating the same percentages of households to income groups as calculated by the COG for 1983. For its projection to 1990, the COG also assumed that these same percentages would remain unchanged. Projection to 1991 was done using the number of 1991 households calculated for Table 3 and applying the same percentages to each income group. Grass Valley is thus assumed to have 32% Very Low Income, 20% Low Income, 26% Moderate Income, and 22% Above Moderate Income households in both 1986 and 1991. About 52% of its households are estimated to be in the lower income range eligible for many housing assistance programs.

TABLE 4
ESTIMATED HOUSEHOLDS BY INCOME GROUP-
1983, 1986, 1990, and 1991

	<u>Very Low</u>		<u>Low</u>		<u>Moderate</u>		<u>Above Moderate</u>		<u>Total</u>
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	
a									
1983		32		20		26		22	
b									
1986	1203	32	752	20	977	26	827	22	3759
a									
1990	1409	32	881	20	1145	26	969	22	4404
c									
1991	1438	32	898	20	1168	26	988	22	4492

Sources:

- a: COG figures - from HCD projections
- b: Based on DOF Total Households estimate for 1986 and COG income group percentages for 1983
- c: Based on Total Households calculated for Table 3 and COG income group percentages.

[Assumption: Proportions in each income group remain constant over the time periods under study]

E. SPECIAL GROUPS

Households with special needs for space, location, or housing unit modifications include the elderly, female-headed households, disabled, and homeless. The magnitude of these needs in the Grass Valley population is described below using the best data available, which in some cases consists of rough estimates made by agencies working with the area residents.

Elderly

The age profile for Grass Valley for 1980 is shown in Table 5. Grass Valley's population has a significantly larger proportion of older residents when compared with both Nevada County and the State.

TABLE 5
AGE DISTRIBUTION - 1980

	<u>0-17</u>		<u>18-64</u>		<u>65+</u>	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
Grass Valley	1420	21	3664	55	1613	24
Nevada County	--	--	--	--	7877	15
State of CA	--	27	--	63	--	10

Source: 1980 U.S. Census

At the time of the 1980 Census, Grass Valley had 1043 households with a householder aged 65 years and over; of this total, 393 (38%) were renters. Altogether there were 1118 households with persons 65 and over (including householders and non-householders); this represents 37% of all households. The 1986 Community Needs Survey found a similar proportion -- 36% of sampled households had one or more persons over 62 years of age.

Ethnic Distribution

The distribution of Grass Valley's population as to ethnic group is shown in Table 6. The group termed 'Spanish' includes persons of all races considering themselves of Spanish origin. Of a total of 156 persons of Spanish origin, 85 are of Mexican origin, while the remainder are from other places of origin.

TABLE 6
ETHNIC BACKGROUND

RACE - ETHNIC GROUP	<u>No.</u>	<u>%</u>
White	6398	95.5%
Black	2	.03%
American Indian	80	1.2%
Asian, Pacific Islander	35	0.5%
Spanish	156	2.3%
Other	26	0.4%
Total	6697	100.0

Source: 1980 U.S. Census

Physically Disadvantaged Persons

The 1980 Census gives data on transportation disability and work disability which give one type of estimate of numbers of disabled persons in Grass Valley. Of the work force (people between the ages of 16 and 64), 541 or 14% have a work disability. Of all people over 16, 310 or 6% have public transportation disabilities. However, these data do not include certain portions of the population or certain disability types which could relate to need for housing modifications.

A survey done in 1981 by the State Department of Rehabilitation of mobility barriers inside the home provided data to building trades as part of a requirement to provide a certain percentage of handicapped-accessible features for housing projects over a given number of units. This survey showed that, statewide over all age groups, 6.7% of the population were severely disabled, having substantial mobility limitations according to certain criteria (i.e., bedridden, limited in walking, reaching, using stairs). Applying this percentage to Grass Valley is, in the opinion of professional staff of the Rehabilitation Department, the best estimate available of local disabled populations for housing purposes. For Grass Valley this would amount to 568 people in 1986. In 1984 the City of Grass Valley was considered to have one or more disabled person in about 6% of its households; for Grass Valley in 1986 this same percentage would amount to 225 households with one or more disabled member. Local F.R.E.E.D. representatives believe, based on their surveys, that the number is closer to 10%.

In the 1985 Community Needs survey, only 18 out of 1276 households sampled (1.4%) had disabled or handicapped members. It is possible that the actual number lies between the 10% (estimated by F.R.E.E.D. staff) and 1.4% (based on only a 38% sample), but more precise information is not available, since a local city-wide survey has not been done.

Migrant Farmworkers

According to the 1984 Nevada County Housing Element, farm workers are a minor and stable portion of the county population. The EDD Annual Planning Information reports indicate that the number of workers county-wide in the areas of agriculture, forestry and fisheries decreased from 75 in 1982 to 50 in 1984, is unchanged in 1985-86 and is forecast to remain unchanged in future years.

Large Households

Using 1980 Census data, households with 5 or more persons in one unit would be considered large families, and 6 or more would be considered very large. In Grass Valley in 1980, 53 of 115 large families were homeowners while 62 were renters; for very large families, 36 of 58 such households were homeowners, while 22 were renters. Special needs of large families include large residential units (three bedrooms or more) to preserve privacy of individual family members and to prevent overcrowding. The 1980 census indicated the City's housing stock included 742 three-bedroom units, 161 four-bedroom units and 20 occupied units with five or more bedrooms. The supply of large dwellings in Grass Valley is theoretically adequate for the needs of the large families present, although distribution may not perfectly match the need.

The Census identifies as overcrowded those units with more than 1.01 persons per room. (This is not necessarily the same as a large household.) In Grass Valley in 1980, 430 people lived in 89 such units, for an average of 4.8 persons per unit. These 89 units represent 2.9% of Grass Valley's households in 1980; this is substantially lower than the overcrowding index (percent households with >1.01 persons/room) of 3.8% for Nevada County and 6.8% for the State.

Female-headed Households

The 1980 Census shows that 341 or 21.2% of all families had a female head of household; of these, 233 families had children under 18 and 108 were without children. None of the female-headed families without children fell below the poverty level, and 56 such families with children fell below the poverty level. This indicates 16.4% of the female-headed families fell below the poverty level in 1980, nearly twice the 8.6% below poverty level status indicated in the Census for Grass Valley families in general.

The 1986 Community Needs survey found a much higher percentage of female-headed households: 408 out of 1276

households sampled, or 36%. For all of Grass Valley's households in 1986 (3917), this would amount to 1353 households headed by a woman with no spouse. This larger 1986 percentage may reflect a change occurring in the past 6 years, or a difference in the composition of the sampling area (central city in the 1986 survey versus the entire city in the 1980 Census), or a combination of both.

Homeless

People without homes needing emergency shelter and/or longer term housing -- the "homeless" -- belong to several different categories according to their situations. In the Grass Valley area, the Nevada County Dept. of Social Services recognizes "non-resident homeless" -- people passing through who need assistance moving on -- and "resident homeless" -- people intending to live in the area but without a place to stay. Glen Helland of this department estimates there are perhaps 15 people per month in the former category, who are given General Relief funds for car repair or bus fare out of the area. They are referred to the County Sheriff's Department after hours. There are very few cases of the second type, resident homeless (under 15 ongoing cases).

Most of the above two situations occur outside of Grass Valley's City Limits. So do two other categories mentioned by Scott Danielson of the Nevada County Community Action Program (CAP): 1) teenage runaways, perhaps 10-15 teenagers per year, and 2) 200 to 500 transients who live by the Yuba River and in local campgrounds during the summer and leave the area in the winter. The CAP administers FEMA (Federal Emergency Management Agency) funds as vouchers to put people up in motel rooms for a maximum of two nights per person, and refers them to the Salvation Army and local church food kitchens.

The Nevada County Mental Health Department administers a recently added program for the mentally-ill homeless. Department professional staff (Andy Rowe) estimates that 30-40% of the local acutely mentally ill (under 70 cases) are either homeless or potentially so due to their illness. These people are served on a County-wide basis and no figures are kept for the size of this group within Grass Valley.

City Police Department staff reports that no vagrant or chronically homeless people are on Grass Valley's streets or parks, except for one man who habitually reports in as homeless but does have a residence in town with extended family.

In the evaluation of Jan Bray of the Nevada County Housing Development Corporation, the primary "homeless" problem within Grass Valley itself may be a hidden one. It may consist of several dozens of elderly widows and widowers who are staying with children or other extended family because they can no longer afford their own home on a fixed monthly income of under \$300-600. They are not really wanted where they are and do not want

to be there, but it is the only housing available. This situation and a few teenage runaways may be the nature of the homeless problem in Grass Valley (vs. in outlying County areas).

3. HOUSING NEEDS ASSESSMENT

A. BACKGROUND

The formulation of housing goals and programs specific to the Grass Valley community rests on an up-to-date housing needs analysis which takes into account recent local building, the condition of housing, anticipated population growth, residents' ability to afford housing, and other factors.

B. HOUSING STOCK

The total housing stock in the City of Grass Valley as of January 1, 1986 is shown as to number and type of unit (single, multiple-family etc.) in Table 7. In 1980 the U.S. Census counted 3388 total units, while in 1986 the State Department of Finance figures indicate 3917 total units. (Both of these totals include all year-round units and small numbers of seasonal units.) A comparison of 1980 data for Grass Valley and Nevada County as a whole shows that about 6% of Grass Valley's housing stock consists of mobile homes, compared to 11% in the County. Being contained within the City's limits, the Grass Valley's housing stock is somewhat more of a conventional urban nature (detached single-family homes and apartments).

TABLE 7
TOTAL HOUSING UNITS: NUMBER & TYPE - 1980, 1986

	Single-Family		2 - 4 Units		5 + Units		Mfg. Housing		Total
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	
1980	2038	60	376	11	758	22	216	7	3388
1986	2203	56	460	12	1025	26	229	6	3917

Sources: 1980 U.S. Census, 1986 DOF Estimate

Table 8 shows rates of increase for the various housing types over the period 1980-86. Multiple-family housing grew at a faster rate than any other type in this time period.

TABLE 8
RATE OF HOUSING STOCK INCREASE: 1980-86

	Increase, 1980-86		Average Annual Increase	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
Single Family	165	8.1% ^a	27	1.3% ^a
Multiple Family	351	30.1%	59	4.6%
Manufactured Housing	13	6.0%	2	1.0%
TOTAL	529	15.6% ^b	88	2.45% ^b

^a Percent increase within each housing type

^b Percent of total housing stock

Source: Table 7; based on 1980 U.S. Census and 1986 DOF estimates

Tables 7 and 8 are based primarily on State data, which differs somewhat from building permit records kept by the City Building Inspector (see Table 9).

Table 9 presents U.S. Census data on housing stock in 1970 and 1980 and City Building Department data on housing actually built by year since 1981; this information shows that both single family and multi-family housing (duplexes and apartments) have been built in spurts, with both types of housing showing fluctuations over the latest five-year period. Building has varied around an average of 75 units per year since 1981 and does not show either a definite upward or downward trend. Approximately 350 units have been added to the housing stock over this 5 year period (January 1981 through January 1 1986), although the building permit records show slightly more (361 units) and the DOF estimates for the same period show slightly fewer (349 units).

TABLE 9

HOUSING STOCK IN GRASS VALLEY 1970 TO 1986
INCLUDING BUILDING PERMITS: 1981-86

	Housing Units/Structure				
<u>Year</u>	<u>Single family</u>	<u>2-4</u>	<u>5+</u>	<u>Mobile Homes</u>	<u>TOTAL</u>
A. Housing Stock (as of January 1 of each year)					
1970	1670	316	320	50	2356
1980	2038	376	758	216	3388
1981	2106	376	862	224	3568
B. New Building Permits (January to December of each year)					
1981	24	55	6	1	86
1982	27	4	46	0	77
1983	9	2	70	2	83
1984	19	11	8	1	39
1985	9	10	72	0	91
[1986*	14	0	0	0	14]
Subtotal 1981-86	102	82	202	4	390
TOTAL 1986					
Housing Stock	2208	458	1064	228	3943**

*1986 - January - April only

** Total reflects 15 units removed

Source: 1970, 1980 - U.S. Census

1981 - DOF estimate

1981-1986 - City of Grass Valley Building Inspector

Of the 376 units actually built in Grass Valley (according to building permit records) between January 1981 and January 1986, 88 were single-family and 284 were multiple-family; 4 were mobile homes. In addition, 15 units were demolished in this time period; they were 8 single-family and 7 multi-family units.

The estimated breakdown of units built 1981-1986 as to occupant income group is shown in Table 10. This information is based on a ratio of occupant gross income level to housing value

of 3:1 used for similar housing in other communities (City of Napa Housing Element). It is assumed that the relationship of incomes to housing affordability remained the same from 1980 to the present (1986). It is also assumed that rents for apartments and single-family rental units will reflect the housing unit value. Housing value for all units was obtained from City building permit records and adjusted to equivalent 1980 dollar-values so that housing values and incomes could be compared (both at the 1980 levels).

TABLE 10
HOUSING BUILT 1981-1986 BY INCOME GROUP

	<u>Single-Family</u>	<u>Multiple-Family</u>	<u>TOTAL</u>
Very Low Income	5	79	84
Low Income	11	99	110
Moderate Income	39	100	139
Above Moderate Income	33	6	39
TOTAL	88	284	372

Source: City of Grass Valley Building Inspector

In the first four months of 1986, building permits have been granted for 14 single-family units, 11 of which are in the Moderate Income range and 3 in the Lower Income ranges.

Several projects designed to meet the needs of low-income residents are currently in progress. These include a 70-unit apartment complex (Grass Valley Terrace) and 30 units of self-help owner-built housing (Lamarque Court).

C. HOUSING CONDITION

The 1980 U.S. Census presents data which gives parts of the picture of Grass Valley's housing stock condition. In that year, 2139 out of 3388 units, or 63% of the 1980 housing stock, were over 25 years old (built during 1959 or earlier). Of these, 70% or 1536 units were built before 1940; almost one half (45%) of the housing stock was over 45 years old in 1980. Another statistic indicates that out of 3037 occupied units, 2972 (98%) had complete plumbing facilities while 65 (2%) did not. These data indicate that Grass Valley has a large number of very old homes which have basic facilities required for domestic use (but may or may not have other deficiencies).

Housing condition surveys covering three-quarters of Grass Valley's housing units were undertaken in 1985 and 1986. The methodology involved scoring each structure on several categories of possible deficiencies, both major and minor. The categories for condition of units are Sound (no need for rehabilitation); Needing Rehabilitation -- with both Moderate Deficiencies and Serious Deficiencies -- and Needing Replacement (Dilapidated beyond repair). These categories are defined in terms of their scoring in Appendix C. Factors considered included deficiencies in foundations, electrical service, roofs, weatherization, paint, structural members, porches and steps, deteriorated out-buildings and similar factors affecting condition.

Results of the survey are presented in Table 11. Overall, about 84% of the housing stock sampled was sound, about 16% needed rehabilitation (mostly with moderate deficiencies), and only 1/10 of one percent needed replacement. Applied to 100% of the City's 1986 housing stock, these percentages would indicate 3298 sound units, 356 units with moderate deficiencies, 258 units with serious deficiencies, and 5 units needing replacement. These numbers are more of a guide than strictly accurate, since a) the survey is based upon a 72% sample and excludes some units (for example apartments above commercial uses) and b) upon closer examination some units may be in better or worse condition than that assessed by a windshield survey which can evaluate only external conditions.

TABLE 11

1986 HOUSING CONDITION - GRASS VALLEY HOUSING STOCK

<u>Condition</u>	1986 survey			<u>1985 Survey</u>	<u>TOTAL</u>	<u>%</u>
	<u>Single Family</u>	<u>Multiple Family</u>	<u>Mobile Homes</u>			
Sound	390	840	208	938	2376	84.2
Needing Rehabilitation:						
Moderate Deficiencies	17	22	0	217	256	9.1
Serious Deficiencies	48	18	0	121	187	6.6
Needing Replacement:						
Dilapidated beyond repair	4	0	0	0	4	0.1
TOTAL	459	880	208	1276	2823	100.0

Source: March, 1985 Housing and Community Needs Survey
May, 1986 Windshield Survey

D. EXISTING HOUSING NEEDS

Housing needs for Grass Valley include both immediate (existing) needs and projected needs. Existing needs are reflected by the presence of:

- 1) Overpayment for housing
- 2) Overcrowding
- 3) Insufficient units in sound condition
- 4) Special groups in population (e.g., elderly, disabled) with unique sets of needs.

1) Rent and Mortgage Assistance Needs (Overpayment)

Numbers of households overpaying for housing are shown in Table 12. Monthly payment of 25% of household income is used as the upper limit acceptable for housing expenses by the State HCD. This assessment of overpayment is applied only to Lower-Income households, as this would be the group eligible for housing assistance.

In 1980 72% of all Lower-Income households were technically overpaying for housing. Of these, three-quarters were renters and one-quarter were homeowners. Altogether 1099 Lower-Income households were in need of financial assistance for housing, using the 25% of County household income criterion for overpayment. The median 1980 household income for Nevada County is \$16,125; those households earning under 80% of this amount (\$12,900 or under) are classified as Lower Income households.

TABLE 12
LOW INCOME OVERPAYMENT FOR HOUSING

(Households with Incomes under 80% of the County Median Income
Paying over 25% of their Incomes for Housing)

	<u>Number Overpaying</u>	<u>Total Lower Income Households</u>	<u>% of all Lower Income Households</u>
Renters	841	1021	82.4%
Homeowners	258	500	51.6%
TOTAL	1099	1521	72.3%*

* 36% of all households in 1980

Source: 1980 U.S. Census

Based on 1980 Nevada County Median HH income of \$16,125.

HCD, "Methodology for Calculating Lower Income Overpayment"

The 1985 Community Needs Survey also identified 30% of all households as lower income households overpaying for housing.

2) Overcrowding

The 89 households with more than 1.01 person per room represent about 3% of the occupied housing stock in 1980. Presumably these households would live in a larger unit were one available to them, either through greater affordability of a new unit or through ability to add on to their present unit. To some extent this overcrowding may reflect "doubling up" of two or more household units into one structure to be able to afford the cost of housing. However, this index itself (3%) is quite low compared to the statewide average of almost 7%.

3) Housing Rehabilitation and Replacement Needs

The 1985 and 1986 surveys for housing condition indicate that, City-wide, 5 housing units (less than 1% of the housing stock) need to be demolished and replaced while about 615 units (15.7% of the housing stock) need rehabilitation.

Although the March 1985 survey did not distinguish different housing types, the May 1986 survey does give an indication that proportionally more single-family structures need rehabilitation and replacement than apartment structures. This would be expected given the age of the single-family homes in Grass Valley and the relatively recent building of most multiple-family units.

4) Special Groups

As indicated by Census figures, Grass Valley has a large proportion of **elderly** residents - approximately one-fourth of its population is over 65 years of age. The extent of unmet need for adequate housing is difficult to quantify; however, many of those on the County Housing Corporation's two-to-five-year waiting list for Section 8 rental assistance are senior citizens. Almost 90% of those receiving Social Security assistance in Nevada County are over 65 years of age; given Grass Valley's advanced age structure, many of these are likely to be Grass Valley residents. (Unfortunately, the Social Security office does not keep its assistance records by city.) From recent news articles (The Union, May 16 and 17, 1986) it is apparent that seniors are among the lowest income groups consistently lacking adequate housing affordable on their fixed incomes. Housing for them should be located near transportation, shopping and social services.

Female-headed households comprise a significant proportion of Grass Valley's population. Special needs applicable to female-headed households include childcare facilities, recreation programs and other social services. To some extent their unmet

housing needs are included within the other categories of overcrowding, overpayment and elderly households. The 1982 Housing Element indicates that three-quarters of the 1981 housing assistance requests to the Nevada Community Services Council were from single mother heads of households needing units renting for under \$250/month. The situation is likely to be at least this bad in 1986.

Households with **disabled** members compose an unknown proportion of Grass Valley's household population (possibly about 6-10% of all households); their needs for special home modifications are not documented but are handled by local advocacy groups and social service agencies. Specifically, the F.R.E.E.D (Foundation of Resources for the Equality and Employment of the Disabled) and Senior Citizens Foundation both serve as information and referral agencies for the disabled in Grass Valley, assisting with location of disabled care facilities. The Nevada County Housing Development Corporation also administers after-care rental assistance funds specifically for the disabled; however, there is currently a 2- to 5-year waiting list for this service.

Large households -- households of 6 or more persons -- likewise exist in Grass Valley but may or may not be adequately housed. It is likely that some of these large households are also those households in the "overcrowded" category, with more persons per room than is considered acceptable or healthy by the State HCD.

The **homeless** within the City of Grass Valley proper are not a well-defined group in need of emergency or other shelter; however, senior citizens and others with very low fixed incomes may be staying with relatives or friends when they really need and want a home of their own. This has been observed by professional staff of the Nevada County Housing Development Corporation. Thus while no classic "homeless" people, in the sense of people roaming the streets without shelter, seem to exist in Grass Valley, there may be a hidden problem of "homeless" people under someone else's roof due to lack of low-cost housing.

F. NEW CONSTRUCTION NEEDS

Needs for new housing unit additions to accomodate growth over the period 1986-1991 and preserve acceptable vacancy rates (2% for homeowner units, 6% for rental units) are projected according to State HCD methodology. Results are shown in Table 13.

TABLE 13
HOUSING UNITS NEEDED BY 1991

<u>Existing Units (1986)</u>	<u>Needed Units 1991</u>	<u>Units Needed to Accomodate New Growth</u>	<u>Expected Removals 1986-91</u>	<u>Needed Construction 1986-91</u>
3917	4830	913	28	941

Source: HCD, 1984 "Methodology for Estimating Basic Construction Needs." Methodology and worksheet in Appendix E.

In Table 15, the projected housing need is allocated to income groups according to their proportions in the population; these proportions (presented in Table 14) are taken from the 1984 Sierra Planning Organization Regional Allocation Plan.

TABLE 14
INCOME GROUP ALLOCATIONS FOR GRASS VALLEY

Very Low	32%
Low	20%
Moderate	26%
Above Moderate	22%

Source: Sierra Planning Organization 3/7/84 Regional Housing Allocation Plan. Based on 1983 Income distribution according to HCD figures and methodology.

TABLE 15
1991 PROJECTED NEW CONSTRUCTION NEED
BY INCOME GROUP

Very Low Income		Low Income		Total Low Income		Moderate Income		Total Low- Moderate Income		Above Moderate Income		TOTAL UNITS
<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>	
301	32	188	20	489	52	245	26	734	78	207	22	941 [*]

*Note: This includes 28 replacement units.

Source: Tables 13 and 14

Evaluating Past Performance

In order to complete an assessment of housing needed in the period 1986-91, the extent to which past identified need has been met must be determined, and any unmet need added to the projected housing need. In determining the residual need from the past planning period, units actually built in that period must be subtracted from the identified need.

This process was carried out and the results presented in Table 16. The housing actually built between 1981 and 1986 was subtracted from the need estimated in the September 1982 Grass Valley Housing Element for the period 1981 through 1985. This process yielded a total residual need (unmet in the previous planning period) of 279 housing units. The projected need of 941 units for 1986-91 was then added to the residual need as of the end of the 1980-85 planning period, for a grand total of 1220 units. (For the purposes of these calculations, all planning periods begin and end on January 1.)

As can be seen from Table 16, the Lower Income group new construction need for the previous planning period (1981-1986) was not broken down into Very Low Income and Low Income housing need. About 63% of the combined Lower Income need was met, 81% of the Moderate Income need was met, and 22% of the Above-moderate Income need was met. Overall, 70% of the Low-Moderate Income housing need was met. This is an excellent record for the City, given the obstacles which had to be overcome and the resources which were available. All unmet need from this period is incorporated into the final projected need for new construction for the period 1986-1991 (bottom line in Table 16).

So that residual and final housing needs could be merged (see Line III.b of Table 16), the Lower Income Residual need was separated into Very Low (57%) and Low (43%) Income based on the inverse of the proportions actually built in these two income categories during 1981-1986.

Housing **needs** are not necessarily equal to a community's housing **goals**. An evaluation of the extent to which the stated housing goals and objectives of the 1980-85 planning period were met in Grass Valley is found in the Housing Programs Background section of this Element update.

TABLE 16
TOTAL NEW HOUSING NEED, 1986-1991

Very Units	Low %	Lower Units	Lower %	Moderate Units	Moderate %	Total Low- Moderate Units	Total Low- Moderate %	Above Moderate Units	Above Moderate %	TOTAL Units	TOTAL %
I. Need 1981-85 (From Table 12, Grass Valley 1982 Housing Element)											
a) New Constr.		290		180		470		193		663	100
b) + 33 units for 5% vac. rate ^a		14		9		23		10		33	
c) + 50 units to be replaced ^b		38		12		50		0		50	
d) Elimination of vacancy excess (55)				(28)		(83)		(23)		(106)	
e) TOTAL NEED 1981-1985		287		173		460		180		640	
II. Units Actually Built 1981-1986(From Table 10)											
a) Conventional		194		139		333		39		372	
b) Mobile homes ^c		3		1		4		0		4	
c) Total Built		197		140		337		39		376	
d) Demolitions		-15		0		-15		0		-15	
e) TOTAL ADDED		182		140		322		39		361	
III. Residual Need, as of January 1, 1986 (I.d - II.e)											
a) Lower income groups lumped		105		33		138		141		279	
b) Lower income groups separated											
65		40		33		138		141		279	
IV. Projected Housing Need 1986-91(Table 13)											
301		188		245		734		207		941	
V. TOTAL NEED 1986-1991 (III.b + IV)											
366	30.0	228	18.7	278	22.8	872	71.5	348	28.5	1220	

a) allocated according to proportions of new construction needed in each category

b) allocated 75% to Lower Income, 25% to Moderate Income

c) value unknown; allocated 75% to Lower Income, 25% to Moderate Income

Sources: A. Grass Valley Housing Element (1982) Table 12, p.33. B. Grass Valley Building Dept.

Table 17 shows the average new construction need per year. These figures are theoretical only, for purposes of comparison to historic building rates. The nature of the building market and of public funding programs means that units will likely be built in numbers larger and smaller than those shown in any given year, continuing the pattern indicated in Table 9. Comparison of Table 17 with Table 9, (indicating Building Permits 1981-1986) shows that the rate of building needed to accomodate projected growth is about two to three times the historic average yearly building rate in Grass Valley. If building continued at historic rates, Grass Valley's housing stock would not be sufficient to accomodate its population, assuming the population grows at rates projected in the Sierra Planning Organization 1984 Regional Allocation Plan.

TABLE 17
ANNUAL AVERAGE NEW CONSTRUCTION NEED,*

A. Theoretical Need 1986-1991 only

<u>Year</u>	<u>Housing Stock</u>	<u>No. Units</u>
1986	3917	172
1987	4089	180
1988	4269	188
1989	4457	196
1990	4653	<u>205</u>
1991	4858	
TOTAL		941*

*Includes 28 Replacement Units

B. With Unmet Need From 1981-86 Added In

<u>Year</u>	<u>Housing Stock</u>	<u>No. Units</u>
1986	3917	216
1987	4133	230
1988	4363	243
1989	4606	258
1990	4864	<u>273</u>
1991	5137	
TOTAL		1220

G. HOUSING NEEDS SUMMARY

Table 18 below summarizes Grass Valley's housing needs for the period 1986-1991.

The "projected" needs take into account new population growth, unmet needs from the past, and replacement units for estimated housing stock removals. It should be borne in mind that, although actual building over the years 1981-86 is taken into account, the projections are theoretical, based upon a number of assumptions about rates of population growth and household size formation, etc. The numbers of units "needed" are therefore not precise, but are useful as guides in setting objectives. Within the City's available resources, diligent effort should be made to accommodate construction of at least the new construction need for 941 additional units.

TABLE 18
GRASS VALLEY HOUSING NEEDS SUMMARY

A. Existing Needs as of 1986

<u>Overpayment</u>	<u>Overcrowding</u>	<u>Housing Condition</u>	
		<u>Rehabilitate</u>	<u>Replace</u>
1099 Households	89 Households	615 units	4 units
(36%)	(3%)	(16%)	(<1%)

B. Residual Unmet Need from the 1981-86 Planning Period plus
Projected Need to Accomodate Growth for 1986-1991

(Housing Units)

	<u>Residual^a</u> <u>1981-86</u>	<u>Projected^b</u> <u>1986-91</u>	<u>TOTAL</u>
Very Low	65	301	366
Low	40	188	228
Moderate	33	245	278
Above Moderate	141	207	348
TOTAL	279	941	1220

^aLower Income groups separated

^bIncludes 28 replacement units.

Source (for section B.): Table 16, Lines III.b, IV and V

4. ANALYSIS OF CONSTRAINTS

A. LAND USE CONTROLS

The housing delivery process is for the most part a private market system influenced and regulated by Federal, state, and local government actions. Because important housing constraints which affect the availability and affordability of new housing are controlled largely by actions of cities and counties, the State of California requires local governments to use their delegated powers to meet State housing goals and local housing needs.

The inventory of sites available for new housing construction is the housing constraint most affected by the City of Grass Valley. The location, extent, density and type of residential development are controlled by cities and counties through their use of the planning and zoning powers delegated by the State of California. The Government Code clearly states that local governments must cooperate with the private sector and use their delegated powers to accommodate local housing needs. Using land use controls to assure an inventory of building sites adequate to meet projected housing needs is therefore essential and one of the most effective actions that the City can take.

Although the community's housing needs could conceivably be met by residential development outside City limits, County zoning and septic tank requirements limit that development to single-family houses or mobile homes at rural densities. The high cost of land and the expense of providing utilities and services in rural areas prevent this type of development from providing very many affordable opportunities for low and moderate-income households. Higher "urban" densities are usually required in order to provide rental housing at affordable rates. Limiting the City's attention to building sites within and adjacent to its boundaries thus reflects the City's limited power to assist affordable housing outside those boundaries and the City's limited ability to control development in surrounding unincorporated areas until they are annexed.

The City of Grass Valley's Zoning Ordinance (Ordinance No. 69 N.S. and amendments) has established four residential zoning districts. The uses and densities permitted in these districts are summarized in the following table.

TABLE 19

USES AND DENSITIES PERMITTED
IN RESIDENTIAL ZONING DISTRICTS

Residential Zoning District	Uses Permitted Without A Use Permit	Maximum Density	
		Sq.ft./unit	Units/acre
R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT	One-family dwelling Manufactured home if on foundation Utilities & public uses	10,000	3.5
R-2 TWO-FAMILY RESIDENTIAL DISTRICT	1-or-2-family dwelling All R-1 uses	10,000/ duplex unit	7.0
R2A MEDIUM DENSITY RESIDENTIAL DISTRICT	One-family dwellings Multiple-family dwellings Rest homes (by use permit) Utilities & public uses	3,500/ unit (10,000 min)	12.0
R-3 MULTIPLE FAMILY DISTRICT	All dwellings including group dwellings Boarding houses Clubs and lodges (with a use permit) Utilities & public uses	2,000/ unit (10,000 min)	20.0

The maximum density figures stated in Table 16 must be qualified in several ways. The minimum lot area in all residential zones is 10,000 square feet; this is a standard for net area exclusive of existing or new streets. This size in today's market conditions poses a greater constraint to development than would smaller minimum parcel sizes due to higher costs associated with roads, utilities and land acquisition. The actual or net density resulting from subdivision and development of bare land is necessarily less than the maximum allowed because of the space required for streets and other non-residential uses. The density figures also obscure the fact that dwelling units vary widely in size and that there are very few limits on the maximum size of dwelling units or the number of people housed in large units.

The third site characteristic determining suitability for residential development is whether or not the site is vacant or otherwise available. Within Grass Valley there are a number of large existing parcels which could be developed with either conventional homes or factory-built housing. One R-1 subdivision of 30 homes has been approved, and a 70-unit apartment complex is now under construction. In all, the City currently has active approvals for development projects totalling 586 dwelling units

which have not been built. Approximately 155 acres of vacant land within the City is considered to have development potential for residential uses, and an additional 166 acres with residential potential (Morgan Ranch) has been rezoned with annexation pending.

The following two tables summarize the above information on large sites which are presently the most suitable for residential development because they are within or near present City limits, are vacant, and are considered to have residential development potential. The three types of housing used reflect the provisions of State guidelines.

TABLE 20
CURRENT INVENTORY OF VACANT LAND
ZONED FOR RESIDENTIAL DEVELOPMENT

<u>Housing Type</u>	<u>Land Area in Acres</u>	<u>Density in Dwellings/Acre</u>	<u>Potential Dwelling Units</u>
Single Family	189	3.5	686
Manufactured Homes	29	6.0	174
Multiple Family	35	12-20	500
TOTAL			1360

In order to simplify the above estimates and make them as realistic as possible, the following assumptions have been made about potential development:

1. The gross densities assumed for residential development are conservative estimates based on recent trends.

2. The estimates in Table 17 do not include the potential for secondary dwelling units in residential zones, or for dwellings in commercial or industrial zones because the number of these housing types cannot be predicted. The totals do include Morgan Ranch Planned Community because the site, although unincorporated, is rezoned, and annexation proceedings now in progress can reasonably be expected to be completed within the five-year time frame of this Housing Element.

TABLE 21

INVENTORY OF VACANT PARCELS SUITABLE
FOR RESIDENTIAL DEVELOPMENT IN GRASS VALLEY

Map #	Parcel Location	Approx. Acreage	Current Zoning	General Plan Designation	Highest Density Potential	Maximum Potential Yield in D.U.'s
1.	Adams Lane/ So. Auburn	9	R-2	OP	UMD	108
2.	Eureka/Murphy	12	R-1	ULD	UMD	144
3.	Linden/Alta	8	R-1	ULD	UMD	96
4.	West Berryhill	5	R-1	OC	UMD	60
5.	Dolores Drive	13	R-1	UMD	UMD	78
6.	Litton (portion of 215-acre plan- ned employment center site)	40	R-1	UMD	UMD	480
7.	Cypress Hill (#2)	26	R-1	ULD	ULD	107
8.	South of Dorsey Drive	29	R2A-MH (7,200)	UMD	UMD	348
9.	Dorsey Drive	13	R-3	UHD	UHD	260
10.	South of East Main Street	18	Unincorp.	UMD	UMD	216
11.	Scotia Mine	20	Unincorp.	UHD	UHD	400
12.	Alta Hill Mine	24	Unincorp.	UMD	UMD	288
13.	Morgan Ranch	104	Unincorp.	Specific Plan	Specific Plan	454
14.	Glenbrook	158	Unincorp.	UHD,ULD	UHD,ULD	820
15.	Northstar	278	Unincorp.	UMD,ULD	UMD,ULD	808
16.	Loma Rica	410	Unincorp.	UMD,UED	UMD,UED	1225

ULD Urban Low Density - 1.1 to 6 units per acre

UMD Urban Medium Density - 6.1 to 12 units per acre

UHD Urban High Density - 12.1 to 20 units per acre

TABLE 22

CONSTRAINTS APPLICABLE TO VACANT PARCELS

Map #	Parcel Location	Applicable Constraints
1.	Adams Lane/ So. Auburn	All utilities present; no limitations
2.	Eureka/Murphy	Water and sewer extensions (1/4 mile) Access roads, steep terrain
3.	Linden/Alta	All utilities present; no limitations
4.	West Berryhill	Requires 1,000-foot water and sewer extensions; 300 feet of road
5.	Dolores Drive	Requires 1/4 mile sewer extension
6.	Litton	Access road construction; sewer extension 1/4 mile; off-site drainage
7.	Cypress Hill (#2)	None
8.	South of Dorsey Drive	Requires 1/4-mile extension of water and sewer; off-site drainage; geology (tailings).
9.	Dorsey Drive	Requires 1/4 mile road improvements
10.	South of East Main Street	Requires sewer extension 1/4-1/2 mile; annexation for water; lacks access
11.	Scotia Mine	Access; annexation; 1/4-mile water ext.
12.	Alta Hill Mine	Annexation, 1/4-mile sewer extension
13.	Morgan Ranch	Annexation (in process); sewage must be pumped
14.	Glenbrook	Improvements to Brunswick Interchange, street extensions; expansion of sewage treatment and transmission capacity; cumulative drainage impacts.
15.	Northstar	Major system expansion for water, annexation to water district; sewage pumping, new collection, transmission and treatment capacity; annexation to City.
16.	Loma Rica	Annexation to City; 1-mile extension of sewer and expansion of transmission and treatment capacity; improvements to two freeway interchanges and construction of a third; cumulative drainage impacts.

The purpose of this analysis is to determine whether the amount of land suitable for new housing construction will be sufficient to meet Grass Valley's 5-year needs. Comparison of the figures indicates that the sites described above should be sufficient to meet the needs, if the annual growth and demand for housing does not greatly exceed projections. Because of the speculative nature of such projections, community plans usually try to assure considerably more land than required for projected housing needs in order to maintain sufficient numbers and choice of affordable housing units.

In Grass Valley's present situation, the amount of land suitable for new housing development is not only sufficient for five years growth plus a generous "safety margin", but may even be sufficient for many years' growth. In simple terms, the City's housing stock and population could nearly double if all these sites were developed to their maximum potential. It is therefore obvious that increasing the amount of developable land in the City will not be required to satisfy projected local housing needs in the near future. This assumes that necessary annexations, General Plan changes and zoning changes occur as needed to permit development to proceed. It has been the City's practice to utilize the approval process for discretionary changes such as rezones and general plan modifications to provide an opportunity for project-by-project impact analysis and mitigation. Consequently, much developable land in the City is intentionally designated for relatively low density development. This allows higher density projects to receive a high level of scrutiny which the City considers appropriate. This procedure has not significantly interfered with meeting housing needs in the past, and is not expected to in the future. It is intended to produce the highest possible degree of environmental compatibility.

B. HOUSING COST FACTORS

The selling price of housing, if too high for average income levels, poses a constraint to adequate housing for many residents. In Grass Valley most new single-family housing is in fact beyond the range of affordability for many area residents, given the current economic realities of low employment levels and low disposable incomes (52% under 80% of the County Median Income). The following discussions address the major components of the cost of providing single-family conventional homes, apartments, and mobile homes.

1. Price of Land

The price of a developed R-1 lot within Grass Valley's city limits is estimated to be in the range of \$30,000 to \$50,000. Straightforward supply-demand analysis would indicate that if the supply of available (i.e. vacant and on the market) city lots

were greater than the number of lots now potentially available, the price of a lot might be lower and more affordable. The present shortage of developed lots could thus be considered a short-term constraint on availability of single-family homes.

2. Development Costs

Developer outlay for infrastructure (e.g., sewer, water, streets, drainage and other utilities) is a significant factor resulting in higher development costs and home prices in the Grass Valley area. Current City policy is to require developers to extend all utilities and install all required facilities at private non-City expense. The costs of off-site improvements can be partially reimbursed by later users and adjacent developers.

Because of the hilly terrain, drainage facilities generally are not extraordinarily costly and cost-sharing procedures are in effect. A City-wide master drainage plan has been prepared and is presently under review by the City Council. This document projects needed facilities and contributions required for development of vacant land, to spread costs equitably. Fees have been recommended but have not yet been adopted. When firmed up, these fees are expected to be less than \$500 per unit.

Domestic water service is provided by the City of Grass Valley in the original townsite areas, and by Nevada Irrigation District in all other incorporated areas. Portions of both systems are old but functional, and concerted efforts are underway in both systems to upgrade. The City has recently completed pressure-balancing improvements to its system which included addition of 2.5 million gallons of additional storage capacity. To insure system capacity continues to match the system load generated by new development, fees are charged to defray the costs of capital improvements and monthly service. Hookup fees are a maximum of \$1,050 per dwelling unit (\$1,350 in the N.I.D. service area). The quality and quantity of water available through both systems are, with ongoing maintenance and improvements, expected to be quite adequate for housing needs in the near future.

The greater portion of the City's sewage collection system is also very old. Consequently, many of the sewer lines are infiltrated by storm drainage during winter storms. During heavy storms, flows into the City's sewage treatment plant increase as much as 500%, from typical dry weather flows of 1 million gallons per day to 5 million. These peak flows are accommodated in storage ponds until inflow volume is reduced within treatment capacity. However, portions of the sewage system are presently beyond capacity during times of excessive flow. A master plan for phased upgrading of the sewage collection and treatment system has been completed and is expected to be submitted for City review this month (June, 1986). This plan will indicate the improvements necessary and recommend funding sources to maintain adequate capacity in the sewer system to accommodate anticipated growth to beyond the year 1,990. At present, a sewer hookup fee

of \$968 is charged for single family residences; multiple family fees depend on meter size and the number of dwelling units. A suggestion that fees reflect the number of bathrooms merits consideration.

The City currently requires curb and gutter, 4-foot sidewalks and paved public streets 40 feet wide within an 50-foot right-of-way for most new subdivisions. These exactions are very similar to nearby communities' and are not considered significant constraints. Onsite requirements include two paved parking spaces per dwelling unit in all districts except R-3 (Multiple Family) in which 1.5 parking spaces is acceptable for one-bedroom units: all larger dwellings must provide two paved parking spaces. Covered parking is not required. Other onsite requirements---setbacks, lot coverage, distance between buildings, street frontage---are fairly typical for the parcel size standards and are not a significant constraint to development. (If minimum parcel sizes are reduced, onsite development standards should be adjusted accordingly).

Park fees to defray the costs of recreational facilities vary by location from \$80 to \$1,500 per lot. Typical fees are on the order of \$200 per unit.

School impact fees are charged to defray costs of accommodating new students brought by new development. For new residential subdivisions, these total \$2,209 per lot.

No other special fees are charged by the City. Planning and subdivision fees are comparable to those charged by other communities in the northern central part of the state. The aggregate total impact fee collected by the City per lot for a residential subdivision is on the order of \$4,500.

As of July 1, 1986, new construction in the City must adhere to the 1985 Uniform Building, Mechanical, Electrical and Plumbing Codes. This Code is not considered a constraint to development. Plan review, inspections and code enforcement are handled by the City building inspector. The City does respond to complaints about housing conditions with inspection and appropriate enforcement action. Potential buyers of real estate can request the City Building Inspector to examine buildings they are considering for purchase to learn in advance of code violations. This service is provided at cost.

Both the Council and Planning Commission meet twice per month, so approval times for planning items and subdivisions are relatively rapid. Likewise, the turnaround time for a building permit in Grass Valley is also not a significant constraint. Items requiring only Planning Commission approval are routinely completed in 30-45 days; Council approval takes approximately one month longer. If an environmental impact report is required, processing time can take up to one year.

In 1983, the many components of construction costs resulted

in a cost to the homebuyer of approximately \$40 to \$60/sq.ft. for a single-family conventional home or apartment, while a standard mobile home (delivered to the lot) cost approximately \$18 to \$25/sq.ft. At present homes do not sell readily in Grass Valley, because of limited buyers in the area with adequate economic resources to purchase a home.

3. Financing

Interest rates on market-rate homes are presently about 9.25% for 15-year adjustable rate loans, and 10.25% for a similar term fixed-rate loan. Banks have financing available for limited times at lower rates, but these programs terminate and revert to the market rate when their limited loan fund pools run out. Although market-wide interest rates are one of the most significant factors keeping housing unaffordable to many families, they are a factor not amenable to control by the City. Grass Valley area homebuyers face the same financing market as surrounding area residents, and financing is as available or not available as in the nearby communities.

C. ENERGY CONSERVATION

Housing element guidelines require an analysis of opportunities for energy conservation with respect to residential development. This requirement expresses State concerns about future needs and development of energy resources but is also included because of the benefits of reducing everyone's monthly utility bills and housing costs as much as possible.

The City of Grass Valley has demonstrated a progressive proactive stance toward energy conservation through the establishment in 1981 of a City Energy Commission to oversee energy conservation programs within the City. Programs initiated include energy audits of City facilities (which have resulted in cost savings of \$50,000/year in City utility bills) and recycling programs. The Commission is not presently funded by the City and its future is uncertain. The City has worked jointly with Sierra Committee on weatherization of low-income homes through the City's 1983 Community Development Block Grant.

Local controls on development and construction can be especially effective in reducing energy useage. Strict enforcement of the latest State requirements and building code provisions on insulation, windows and equipment can help minimize waste in heating and cooling operations. Local policy makers may set higher standards for energy-efficient design if they wish. Such efforts in other California cities have addressed lot and window orientation, street lights, increased south setbacks, foundations, roof design, water heating, landscaping and features to make maximum use of solar heating and natural cooling processes. Because of the high number of clear, sunny days, most solar energy applications are appropriate for the Grass Valley area.

5. HOUSING PLAN

A. COMMUNITY GOALS

The following housing goals are adopted as part of this Element as a comprehensive set of general housing goals for the 1986-91 planning period.

Goal 1

1. Provide for an adequate supply of decent and affordable housing for households of all economic levels.

- Provide for a balance of housing and employment opportunities.
- To the extent a need exists, increase housing opportunities for citizens with special needs, such as the elderly and/or handicapped.

2. Preserve and rehabilitate existing neighborhoods and housing stock.

- Maintain and improve social and physical integrity of existing neighborhoods.
- Preserve neighborhoods and housing of historic significance.
- Emphasize rehabilitation assistance programs for low and moderate income households, particularly for elderly homeowners.

3. Provide for new residential areas and new housing units affordable at all income levels.

- Provide adequate sites for new residential construction in areas accessible to urban services.
- Provide for housing with long range affordability to lower and middle income households in new developments.

4. Provide for a full variety of neighborhoods and housing types, tenures and prices in keeping with the historic mix of economic levels in the community.

- Provide for residential neighborhoods of various densities and characters.
- Encourage ownership opportunities for first time homeowners.
- Promote a variety of rental housing types suitable to various types of households
- Continue past practices of allowing manufactured housing permit applications to be considered in all residential areas.

5. Provide for participation in all segments of the community in furthering City housing goals and policies.

- Encourage working relationship among employers, landowners, developers, lenders, community groups and government.
- Review government ordinances and codes to encourage changes that minimize cost of housing and maximize long-range economies in maintenance and energy conservation.
- Establish an administrative entity such as a City Council-appointed Housing Advisory Panel to monitor and make recommendations regarding the City's Five-year Housing Program.

B. QUANTIFIED OBJECTIVES

To quantify planning objectives or targets for the City of Grass Valley for the 1986-91 period, needs identified in this housing element have been selected as priority items to be addressed. These are:

- To solve 20% of the renter assistance need (Lower Income overpaying households),
- To solve 100% of the projected new construction need (that necessary to accomodate future growth)
- To solve 30% of the total rehabilitation need, including any of the seriously deteriorated units which are determined to be feasible to rehabilitate.

Taking the identified needs from Table 16, Grass Valley Housing Needs Summary, the quantified objectives for the 5-year Planning Period, from mid-1986 to mid-1991, are as follows:

1. Renter Households Assisted	332
2. New Units Constructed	
Very Low Income	366
Low Income	228
Moderate Income	278
Above Moderate Income	348
TOTAL NEW CONSTRUCTION	1220
3. Units Rehabilitated	133
4. Units Replaced:	<u>1</u>
TOTAL REHAB/REPLACE	134

Government Code Section 65583(c)(4) requires that the existing affordable housing stock be both "improved" and "conserved". This has been interpreted by HCD and other agencies to mean the affordability as well as the unit itself must be conserved. Grass Valley presently has in place affordability restrictions preserving the low-income status of units improved through its Community Development Block Grant program. Other subsidy programs with which the City cooperates (FmHA, HUD) also carry affordability controls. The City's quantified objective for affordability conservation (all programs) is the following:

5. Affordability Conserved (No. of Units) 200

If these objectives are achieved within the five-year planning period 1986 - 1991, a realistic good faith effort will have been made on the City's part to facilitate provision for adequate housing for all economic sectors of its population.

These objectives are based upon the identified housing needs, which are in turn based upon assumptions about the City's growth rates which may or may not be borne out by actual experience over the next five years. If in fact the City grows more rapidly than assumed, the needs projected and the above objectives would be understated. Growth rates higher than the 2% figure used in the COG Regional Housing Allocation Plan may in fact result in even higher growth pressures, and City planning efforts for infrastructure and land use patterns should recognize this possibility.

C. ACTION PROGRAM

Past experience in Grass Valley and other communities indicates that fulfilling the above goals and objectives will require some attention and effort by the City and other public agencies. Because of cutbacks in some assistance programs, local action has become even more important in recent years.

C-1 ACTION AREAS

The City's Five Year Housing Action Program takes into account existing and projected households and their needs for assistance in obtaining decent housing within the range of their incomes and the City's powers and resources. Because of the high proportion of lower and middle income households, actions and programs to assist these groups are emphasized in the following approaches to the Five Year Program.

Grass Valley's resources in the area of housing are of three types: first, local codes and ordinances have a considerable effect of the provision of housing affordable to lower and middle income households; second, State and Federal housing program resources, though shrinking, remain a source of assistance; and, third, cooperation with the private sector---landowners, developers, lenders, and community groups---is essential, particularly in the next decade of considerable growth projected in and around the City.

C-2 ACTION ELEMENTS

Programs and actions recommended for the next five years fall into four categories: rehabilitation and maintenance of existing housing stock; development of new residential areas; rental and homeownership assistance; and the organization needed to carry out the Housing Action Program.

Rehabilitation

The basic approach for the rehabilitation segment of the Action program is to continue seeking grants for rehabilitation programs similar to the CDBG effort undertaken by the City in 1983. Under this program, lower income households are offered assistance in the form of below market interest rate loans, design and financial consultation. In future programs, priority will be placed on assisting elderly households lacking resources and energy to maintain, rehabilitate, and weatherize their homes. Energy audits, weatherization measures and a program to assist in correcting hazardous conditions would be included. Efforts would be focused in those portions of the City with the highest percentage of lower incomes and substandard housing.

Additional activities will be considered in the course of the Five Year Program such as identifying units that have been off the housing market for an extended period of time and the practicality of rehabilitating and returning these units to the active housing market. Buildings of historic and architectural interest could be identified so that rehabilitation is consistent with the goal of preserving the original character. A revolving loan fund to finance rehabilitation work has already been established.

New Construction

The recommended approach for development of new residential areas is to work with landowners, developers, and lenders to promote a mix of housing types and costs suitable to Grass Valley households of all economic groups. Larger parcels of land, now vacant and suitable for the development of medium to high density housing have been identified in the "Analysis of Constraints" section of this Element. Zoning of these sites could be reviewed and amended, if necessary, to allow appropriate densities in order to minimize the cost of land and public services and utilities per unit. Developers could be given incentives such as a density bonus to provide housing affordable to lower income households. Long-range affordability as well as initial cost must be taken into consideration. For example, prototype site and building designs for energy efficiency could be prepared for application to new development. Site specific pre-development planning has been initiated as part of the General Plan Program and is recommended for continuation over the next five years.

The success of this effort depends heavily on cooperation between local government and the developers and financiers of new housing. Local housing priorities should be clearly understood and accepted by developers interested in developing housing in the area. Local government should make every effort through zoning and code modification, through fast-tracking in the development process, and through allowing increased densities and other incentives in exchange for the provision of affordable housing.

Priorities for new affordable housing would be placed on rental units for all economic groups, particularly for lower income elderly households and younger families. A certain number of ownership units affordable to middle income families is also a priority. In order to maintain affordability of the new units, some form of resale control should be considered such as limiting the equity appreciation on units and/or land that are substantially subsidized with government funds. This could be done through deed restrictions requiring first owners to offer the City or its designated housing program agency the right of first refusal at time of resale. This type limitation is

already in effect for homes subsidized through the City's 1983 CDBG program.

Rental and Home Ownership Assistance

The U.S. Department of Housing and Urban Development's (HUD) Section 8 program and the Farmer's Home Administration (FmHA) Section 515 program are the basic rental assistance resources available to lower income renters. The City could seek to expand the number of certificates available in the area and to promote participation of local landlords and homeowners in the program. A house sharing program could be initiated whereby individuals and small families who own and occupy larger homes would rent living space at below market rates to people with limited incomes in exchange for maintenance work on the property or other needed services.

For homeownership assistance, the concept of issuing tax-exempt bonds to reduce development costs should be explored. Also, the City should continue to work with the Nevada County Housing Development Corporation in its efforts related to self-help housing under the FmHA Section 502 program (30 units in process, 20 more proposed).

Organization and Administration

In order to focus and direct housing planning and the Action Program, it is recommended as a first step that a joint Grass Valley-Nevada County Housing Task Force be established. Such a group could be made up of local government leaders, real estate and building industry representatives, large local employers and financial institutions, and representatives of senior citizen groups and other potential beneficiaries. This group would focus public attention on housing problems and programs, would identify areas of mutual benefit between the City and County, would assist in securing funding through traditional and innovative sources, and would recommend actions to official governing bodies. (Formation of a City-County Housing Task Force would be consistent with the Nevada County Housing Element Part I, Chapter I, Goal E; and with the Nevada City Housing Element on Page 47, "Joint City-County Efforts.")

It is further recommended that a City Council-appointed Housing Advisory Panel be established to oversee the City's housing activities and programs. This body could be made up of the same people who represent the City on the City-County Housing Task Force, if such a Task Force is formed.

C-3 ACTION PROGRAM SPECIFICS

The policies and actions stated below are based on the assumption that action by the City will be effective or helpful in satisfying local housing needs. The purpose of this program is to establish a set of directions and criteria to guide future action by the City. All of the statements apply to actions by the City of Grass Valley. The policies and actions all contain an implied "should" not a "shall"; "should" indicates a less rigid commitment, a preference or directive to be followed in the absence of more important conflicting policies. Unless a definite date is stated, all actions should be completed by July 1, 1991.

1. Suitable Sites

Policy: Increase the amount of land suitable for residential development within the City as necessary.

Actions:

- A. At meetings with developers (such as pre-development conferences, encourage (1) infilling on vacant land within the City suitable for residential use and (2) annexation to accommodate planned growth.
Target date: Ongoing
- B. As development projects are approved by the City, include requirements for demolition of substandard dwellings within the project area which are not worth rehabilitating. In addition, initiate a program to identify location and ownership of dilapidated buildings, and request their removal.
Target date: July, 1991
- C. Allow residential and commercial uses on the same site where development can be conditioned by use permit to maintain a setting compatible to both, particularly where such mixed use can result in meeting the special needs of low-income groups such as handicapped, senior citizens or female heads of households who benefit especially from living close to services, transportation and jobs.
Target date: Ongoing
- D. Continue ongoing effort to maintain treatment and flow capacities of the City's water and sewer systems to accommodate projected growth using a mix of grant funds and private financing and mitigation fees where possible.
Target date: Master plan, 1986; implementation, ongoing
- E. Prepare specific plans (including cost allocation) for extension of streets, utilities and drainage facilities to vacant development sites and lands to be annexed.
Target date: Phased approach, complete by July, 1991

- F. Continue to permit consideration of second residential units by use permit in R-1 (Single Family) Residential Districts.

Target date: Ongoing

2. Development Costs

Policy: Minimize City requirements which affect the costs of residential development consistent with maintaining current levels of infrastructure.

Actions:

- A. Survey processing times and fees charged by nearby cities periodically and maintain Grass Valley's fees and times consistent with regional averages.

Target date: Ongoing

- B. Evaluate development costs associated with setback requirements, lot design criteria, parking standards and street improvement standards and modify where possible to avoid excessive development costs. Consider spreading costs on a per unit basis where appropriate (per bathroom for sewage costs).

Target date: July, 1987

- C. Reduce minimum lot sizes in residential districts from 10,000 square feet to 7,500 or 6,000 square feet.

Target date: December, 1986

- D. Continue to explore formation of a redevelopment agency to provide funding for infrastructure improvements and housing programs.

Target date: Feasibility study, July, 1987;

Implementation, July, 1988

3. Equal Housing Opportunities

Policy: Assure accessibility to available housing for all persons regardless of race, religion, sex, marital status, and ancestry, national origin, or color.

Actions:

- A. Designate the Grass Valley City Attorney as the City's fair housing enforcement officer to provide information, referrals and enforcement assistance regarding fair housing laws. Advertise availability of fair housing assistance by placing posters on City Hall and Library bulletin boards.

Target date: September, 1986

- B. Maintain and provide up-to-date information and contacts on government programs for assisting construction,

purchase, rental and maintenance of housing.
Target date: Ongoing

- C. Upon request, provide information to developers regarding construction and remodeling of housing units to accommodate access and movement by disabled residents living in the City.
Target date, Ongoing

- D. Continue to cooperate, exchange information and consult with F.R.E.E.D. on compliance with handicapped accessibility requirements of the building code.
Target date: Ongoing

4. Housing Assistance Programs

Policy: Continue to provide for the development of adequate housing to meet the needs of low and moderate income households within the community.

Actions:

- A. Support and participate in efforts by the local Chambers of Commerce, the Nevada County Business Association, the Sierra Economic Development District and similar organizations to increase job opportunities for low and moderate income residents.
Target date: Ongoing
- B. Through joint applications, infrastructure provision and official expressions of support, continue to cooperate with the Nevada Housing Development Corporation, the Sierra Committee and other agencies using grant funds for development of housing for all economic segments of the community where such projects are consistent with City land use planning goals, policies, and objectives.
Target date: Ongoing
- C. Direct the City Housing Advisory Panel to investigate State (HCD) programs for housing development assistance (e.g., Rural Land Purchase, Rural/Urban Predevelopment Loan Funds, etc.) and participate if needed and feasible.
Target date: Feasibility report: December, 1986
Participation: Ongoing
- D. Investigate use of tax-exempt bonds for financing infrastructure to remove development constraints.
Target dates: Feasibility study, December, 1986
Implementation, December, 1987

- E. Provide written support for Nevada County Housing Development Corporation efforts to secure additional HUD Section 8 certificates for Nevada County.
Target date: December, 1986 and annually thereafter

5. Maintenance

Policy: Encourage maintenance of livable conditions in existing housing units.

Actions:

- A. Inspect housing upon complaints about health and safety problems and require compliance with applicable codes.
Target date: Ongoing
- B. Consider a program of periodic inspections of multi-family units and care homes.
Target date: Feasibility review, December, 1986
- C. Apply for CDBG funds for housing rehabilitation assistance to low and moderate income families, including renter households.
Target date: Annual ongoing effort
- D. Investigate and participate in other State or Federal rehabilitation assistance programs (e.g., HUD Section 8 Moderate Rehabilitation) if feasible.
Target date: Options study, December, 1986
Participation annually thereafter

6. Energy Conservation

Policy: Minimize consumption of energy and expenditures for utilities in residential development.

Actions:

- A. Through information and referral provided by the City Planning, Public Works, and Building Departments, support energy conservation programs sponsored by the State, Pacific Gas and Electric Company and other groups.
Target date: Ongoing
- B. Enforce applicable State and Code requirements on insulation, windows, equipment and other features which maximize energy efficiency.
Target date: Ongoing
- C. Maintain zoning ordinance provisions which provide for development of housing projects with shared walls, small units and high densities.
Target date: Ongoing

- D. Evaluate subdivision design standards and modify wherever necessary to require adequate solar access, natural heating and tree shading and to minimize pavement and street lighting.

Target date: Review ordinances by July, 1987

7. Participation

Policy: Seek public participation of all economic segments of the community in the development, adoption, revision and management of the City's housing-related activities.

Actions:

- A. Distribute drafts of the Housing Element, program applications and other housing-related materials to agencies and groups involved with low-income persons, housing development, the disabled and other people with special housing needs.

Target date: Ongoing

- B. Notify the above groups of public hearings on housing-related activities.

Target date: Ongoing

- C. Form a City-Council appointed Housing Advisory Panel to make recommendations regarding housing-related City activities and implementation of City housing policies, and to work with a City-County Housing Task Force, if formed.

Target date: September, 1986

D. PUBLIC PARTICIPATION

In the preparation of this Element, the citizens of Grass Valley provided input and comments at a public workshop and public hearings held by the City to discuss the Draft Element. The workshop was held on June 2, 1986. Planning Commission hearings were held on June 16, July 7, and July 21, 1986, with at least one additional hearing anticipated prior to recommending approval of the Element. Hearings before the City Council were held on June 24, July 8, and July 22, 1986, with one or more additional hearings expected prior to adoption.

The workshop and hearings were advertised by legal notice in the local newspaper, and copies of the notice were mailed to agencies providing housing assistance and other services for low income households. Citizen input as well as State and other Agency comments have thus been considered and have been or will be incorporated as appropriate into the final version of this Housing Element.

6. HOUSING PROGRAMS

A. INTRODUCTION

In this section, the use of publicly-funded housing assistance programs in the City of Grass Valley is discussed. A discussion of past and ongoing programs used is followed by a presentation of State and Federal housing assistance programs applicable to Grass Valley and likely to be available in the 1986-1991 planning period.

B. PAST AND ONGOING PROGRAMS

The City of Grass Valley has developed a good working relationship with agencies which provide various types of government-funded housing assistance to individuals with incomes below 80% of the County median. Specifically, Grass Valley has worked with the Sierra Committee to provide weatherization opportunities, and with the Nevada County Housing Development Corporation (N.C.H.D.C.) on infrastructure improvements and "self-help" housing (utilizing Farmers' Home Administration Section 502 funding). The City's role in this working relationship has been to apply for grant funding which is only available to the City, such as the Community Development Block Grant Program, and to process applications for development projects sponsored by N.C.H.D.C.

The City has attempted whenever possible to use grant funds for housing and infrastructure improvements. In 1983, the City was successful in obtaining a Community Development Block Grant for housing rehabilitation. The objective was to rehabilitate 47 substandard homes, and 63 (16 over the objective or 134%) were accomplished. This was done through a combination of grants, loans, and deferred loans. Loan repayment funds are continuing to be used for improvement of housing for low income individuals. In 1984, a C.D.B.G. application was submitted and the City obtained funding for public works improvements necessary for Lamarque Court, a 30-home self-help project sponsored by the Rural California Housing Corporation (R.C.H.C.) and Nevada County Housing Development Corporation. The City also granted a density bonus for this project since it benefits low income residents.

To improve service for existing homes and to provide capacity for additional development, the City has participated in a number of State and Federal grant programs related to its water and sewer systems. Grant funds have been obtained through programs administered by the State Department of Water Resources (Safe Drinking Water Loan/grant combination), the State Regional Water Quality Control Board and the U.S. Environmental Protection Agency.

U.S. Department of Housing and Urban Development (HUD) Section 8 rental assistance certificates are administered locally by the Nevada County Housing Development Corporation. Director Jan Bray indicated 47 of these are in the Grass Valley area.

The other major source of funding for housing assistance in Grass Valley is the Farmers' Home Administration. The number of units assisted under FmHA 502 and 515 programs and the HUD Section 8 program are shown below:

	<u># Of Assisted Housing Units</u>	<u>% Of Total Assisted Housing Units</u>
FmHA 502 Home Ownership	93 ¹	18%
FmHA 515 Elderly/ Handicapped/Low-income Rental	379 ²	73%
Section 8 Existing-Rental	47 ³	9%
TOTAL	519	100%

Source: ¹ FmHA County Office, Auburn, CA
² FmHA Regional Office, Woodland, CA
³ Nevada County Housing Development Corp.

Evaluation of Previous Housing Element and Implementation Progress

Grass Valley's previous Housing Element set forth quantified objectives for new construction (100 units), rehabilitation (18 units), and preservation (80 units), and these objectives were achieved. In this revised Housing Element, quantified objectives have been revised to reflect current needs and the City's capability of meeting those needs. The 1982 Element also identified certain problem areas and recommend general policies to carry out. The City's progress in these areas is assessed on the next page:

Identified Need or Objective

Progress

- | | |
|---|--|
| 1. Rehabilitation of deteriorating and older homes, including use of grant money. | 1. Successful application to HCD for CDBG funds to rehabilitate 63 units, beginning fall 1983. |
| 2. Utilize housing assistance programs (HCD, FmHA) | 2. Section 8 rental assistance for existing units available on an ongoing basis through Nevada County Housing Development Corporation, subject to Federal funding limitations. |
| 3. Assemble data on the City's population, housing stock, and building activity. | 3. City-funded door-to-door housing needs and characteristics survey in 1985; windshield survey, 1986. |

The City has operated within the guides set by other of its more generally stated policies and recommendations for future planning activities.

C. FUTURE PROGRAM POSSIBILITIES

The City plans to continue to avail itself of grant opportunities related to housing provision and improvement. CDBG applications, primarily for rehabilitation and infrastructure provision, will be submitted on an annual basis. Other infrastructure funding sources will be explored as well. The City will continue to work with the Nevada County Housing Development Corporation in its efforts to meet the housing needs of low and moderate income residents.

Possible State and Federal programs are listed and described in Appendix G (Funding Sources for Affordable Housing).

8. REFERENCES

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STATE

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Population Research Unit

Dan Sheya

Department of Housing and
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Cathy Creswell

Department of Rehabilitation

Pak Iwasa

NEVADA COUNTY

Community Action Program

Scott Danielson

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Andy Rowe

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Glen Helland,
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CITY OF GRASS VALLEY

Building Department

Terry Knox,
Building Inspector

Planning Department

Bill Roberts,
City Planner

Police Department

Vic Kondra,
Dispatcher

OTHER

Bank of America,
Grass Valley

Georgine Wasley,
Loan Officer
Jerry Boykan,
Business Banking Officer

California Association of
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Chris Taylor,
Analyst

Nevada County Housing Development
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Executive Director

Red Carpet Realty,
Grass Valley

Paul Law

Senior Citizens Foundation,
Grass Valley

Larry Lutz,
President

APPENDIX A

1986 D.O.F.
Population and
Housing Estimates

SUMMARY REPORT

NEVADA

CONTROLLED COUNTY POPULATION ESTIMATES FOR 1-1-86

PAGE 32
DATE PRINTED 04/29/86

CITY	----- POPULATION -----				----- HOUSING UNITS -----						POP. PER HOUSE- HOLD	
	TOTAL	HOUSE- HOLDS	MOBILE HOMES	GROUP QUARTERS	TOTAL	SINGLE	2 TO 4	5 OR MORE	MOBILE HOMES	OCCU- PIED	% VACANT	
GRASS VALLEY	8478	8128	330	350	3917	2203	460	1025	229	3759	4.03	2.162
NEVADA CITY	2770	2698	33	72	1322	1036	157	105	24	1202	9.08	2.245

TOTAL INCORPORATED	11248	10826	363	422	5239	3239	617	1130	253	4961	5.31	2.182

UNINCORPORATED	58311	58009	5187	302	26362	21804	1170	770	2618	21089	20.00	2.751

TOTAL COUNTY	69559	68835	5550	724	31601	25043	1787	1900	2871	26050	17.57	2.642

APPENDIX B

**Sierra Planning
Organization
1984 Regional
Allocation Plan**

TABLE A

Sierra Planning Organization

1983 Households

	<u>Very Low</u>	<u>Other Lower</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total</u>
<u>Placer County</u>					
Auburn	1,143	572	773	874	3,362
Colfax	250	85	75	61	471
Unincorporated Housing					
Market Area	5,614	3,661	5,858	9,276	24,409
Balance of County	5,172	3,140	4,803	5,352	18,472
Total County	12,146	7,474	11,679	15,415	46,714
<u>Nevada County</u>					
Grass Valley	1,227	767	997	843	3,834
Nevada City	383	203	263	348	1,197
Unincorporated Housing					
Market Area	3,879	3,266	5,511	7,757	20,412
Balance of County					
(Census Tracts 11 & 12)	409	283	818	1,635	3,145
Total County	6,003	4,574	7,433	10,578	28,588
<u>El Dorado County</u>					
Unincorporated West Slope	4,727	2,878	4,522	8,427	20,554
Placerville	930	507	676	704	2,817
Balance of County	3,183	2,326	2,938	3,796	12,243
Total County	8,903	5,698	8,191	12,821	35,614
<u>Sierra County</u>					
Loyalton	103	54	66	190	413
Unincorporated	284	151	199	312	946
Total County	394	204	258	503	1,359

NOTE: Columns add horizontally but not vertically due to roundings in calculating the income group breakdowns by jurisdiction.

TABLE B

Sierra Planning Organization

1990 Housing Allocation

	<u>Very Low</u>	<u>Other Lower</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total</u>
<u>Placer County</u>					
Auburn	1,220	683	924	1,189	4,016
Colfax	326	111	98	80	615
Unincorporated Housing					
Market Area	7,065	4,608	7,373	11,674	30,721
Balance of County	8,217	4,989	7,631	8,511	29,348
Total County	16,845	10,391	16,026	21,437	64,700
<u>Nevada County</u>					
Grass Valley	1,409	881	1,145	969	4,404
Nevada City	410	218	282	370	1,280
Unincorporated Housing					
Market Area	5,117	4,209	7,208	10,979	27,513
Balance of County					
(Census Tracts 11 & 12)	533	369	1,067	2,134	4,103
Total County	7,833	5,968	9,698	13,801	37,300
<u>El Dorado County</u>					
Unincorporated West Slope	7,849	4,778	7,508	13,991	34,125
Placerville	1,105	603	804	837	3,349
Balance of County	3,413	2,494	3,150	4,069	13,126
Total County	12,650	8,096	11,638	18,216	50,600
<u>Sierra County</u>					
Loyalton	104	54	67	192	417
Unincorporated	418	216	275	474	1,383
Total County	522	270	342	666	1,800

NOTE: Columns add horizontally but not vertically due to roundings in calculating the income group breakdowns by jurisdiction.

TABLE C

Sierra Planning Organization
1983 Households - 1990 Housing Allocation

	<u>Very Low</u>	<u>Other Lower</u>	<u>Moderate</u>	<u>Above Moderate</u>	<u>Total</u>
<u>Placer County</u>					
Auburn	77	111	151	315	654
Colfax	76	26	23	19	144
Unincorporated Housing					
Market Area	1,451	947	1,515	2,398	6,312
Balance of County	3,045	1,849	2,828	3,159	10,876
Total County	4,699	2,917	4,347	6,022	17,986
<u>Nevada County</u>					
Grass Valley	182	114	148	126	570
Nevada City	27	15	19	22	83
Unincorporated Housing					
Market Area	1,238	943	1,697	3,222	7,101
Balance of County	124	86	249	499	958
Total County	1,830	1,394	2,265	3,223	8,712
<u>El Dorado County</u>					
Unincorporated West Slope	3,122	1,900	2,986	5,564	13,572
Placerville	175	96	128	133	532
Balance of County	230	168	212	273	883
Total County	3,747	2,398	3,447	5,395	14,987
<u>Sierra County</u>					
Loyalton	1	0	1	2	5
Unincorporated	134	65	76	162	437
Total County	128	66	84	163	441

NOTE: Columns add horizontally but not vertically due to roundings in calculating the income group breakdowns in jurisdiction.

TABLE D

Sierra Planning Organization

Housing Allocation

COMPARISON OF 1983 AND 1990 INCOME GROUPS

	1983				1990			
	Very Low	Low	Moderate	Above Moderate	Very Low	Low	Moderate	Above Moderate
<u>PLACER COUNTY</u>								
Auburn	34.0	17.0	23.0	26.0	30.4	17.0	23.0	29.6
Colfax	53.1	18.0	15.9	13.0	53.0	18.0	15.9	13.0
Unincorporated Housing								
Market Area	23.0	15.0	24.0	38.0	23.0	15.0	24.0	38.0
Balance of County	28.0	17.0	26.0	29.0	28.0	17.0	26.0	29.0
Total County	26.0	16.0	25.0	33.0	26.0	16.0	25.0	33.0
<u>NEVADA COUNTY</u>								
Grass Valley	32.0	20.0	26.0	22.0	32.0	20.0	26.0	22.0
Nevada City	32.0	17.0	22.0	29.0	32.0	17.0	22.0	29.0
Unincorporated Housing								
Market Area	19.0	16.0	27.0	38.0	18.6	15.3	26.2	39.9
Balance of County	13.0	9.0	26.0	52.0	13.0	9.0	26.0	52.0
Total County	21.0	16.0	26.0	37.0	21.0	16.0	26.0	37.0
<u>EL DORADO COUNTY</u>								
Unincorporated West Slope	23.0	14.0	22.0	41.0	23.0	14.0	22.0	41.0
Placerville	33.0	18.0	24.0	25.0	33.0	18.0	24.0	25.0
Balance of County	26.0	19.0	24.0	31.0	26.0	19.0	24.0	31.0
Total County	25.0	16.0	23.0	36.0	25.0	16.0	23.0	36.0
<u>SIERRA COUNTY</u>								
Loyalton	25.0	13.0	16.0	46.0	25.0	13.0	16.0	46.0
Unincorporated	30.0	16.0	21.0	33.0	30.2	15.6	19.9	34.3
Total County	29.0	15.0	19.0	37.0	29.0	15.0	19.0	37.0

APPENDIX C

Summary of the 1985
Housing and Community
Needs Survey

CITY OF GRASS VALLEY
(CITY WIDE)

1985 HOUSING AND COMMUNITY NEEDS STUDY

BASE DATA

The following is the base information established in the 1985 City of Grass Valley Housing and Community Needs Study, conducted City-wide during the months of November through January.

GENERAL:

- I. Total dwelling units surveyed City-wide - 1500
 - a. Vacant dwelling units - 67 (5%)
 - b. Total households contacted - 1500
 - c. Households responding - 1276 (85%)
 - d. Household information not available due to resident absence during the survey - 91 (6%)
 - e. Household information not available due to resident refusal - 66 (4%)

OCCUPANCY:

- I. Owner occupied - 676 (53% of 1276 units responding)
 - a. Occupant mortgage holders - 192 (29%)
 - 1. Under 62 years of age - 97
 - 2. Over 62 years of age - 95
 - b. Home buyers paying more than 25% of their income for mortgage payments - 35 (6% of the total 676 owner occupied units)
- II. Renter occupied - 600 (47% of the 1276 units responding)
 - a. Renters paying more than 25% of their income - 352 (59%)
 - b. N/A Convalescent dwelling units
 - c. 24 Mobile rental units
- III. Total vacant units - 67
 - a. Vacant apartments, duplexes and single family dwellings for rent - N/A
 - b. Vacant single family dwellings for sale - N/A
 - c. Vacant single family dwellings and apartments not for sale or rent - N/A

INCOME:

- I. Very low income (households whose income is below 50% of the County median level) - 463 (37% of responding households)
 - a. Households with family members below 62 years of age - 225 (49%)
 - b. Households with family members above 62 years of age - 238 (51%)

- II. Low income (households whose income is between 50% and 80% of the County median) - 340 (27% of responding households)
 - a. Households with family members below 62 years of age - 216 (64%)
 - b. Households with family members above 62 years of age - 124 (36%)
- III. Moderate income (households whose income is between 80% and 120% of the County median income level) - 146 (12% of responding households)
- IV. Households whose income is above 120% of the County median income level - 203 (16% of responding households)
- V. Households responding to survey but refusing to comment on the Income Category - 124 (10%)

ELDERLY/HANDICAPPED

- I. Total households occupied by one or more persons over the age of 62 - 461
 - a. Households with one or more persons who is over 62 but under 75 years of age - 283
 - b. Households with one or more persons who is over 75 years of age - 178
- II. Total households occupied by one or more disabled or handicapped person - 18

NOTE: The term disabled, for the purpose of this survey, will refer to a physical or mental condition which restricts an individual to the point where he/she is recognized by State/Federal agencies as unable to perform in a traditional occupational capacity and is therefore receiving an income subsidy. (Head of household.)

NOTE: The term handicapped, for the purpose of this survey, will refer to a physical condition which restricts an individual to a point of immobility or limited mobility by means of aids (wheelchair, safety bars, etc.) blindness, or deafness.

- a. Total households whose head is disabled - 13
 - 1. Disabled persons below the age of 62 - 7
 - 2. Disabled persons above the age of 62 - 6
- b. Total households occupied by one or more handicapped individuals - 5
 - 1. Handicapped persons below the age of 62 - 4
 - 2. Handicapped persons above the age of 62 - 1

STRUCTURAL DEFICIENCIES

NOTE: MSD Units - (Moderate structural deficiencies) - Structures determined to be deficient in 3-5 areas as indicated in the "Structural" portion of the survey.

NOTE: SSD Units - (Serious structural deficiencies) - Structures determined to be deficient in 6 or more areas as indicated in the "Structural" portion of the survey or which have a major deficiency such as the absence of a foundation, warped walls or sagging rafters, etc.

- a. MSD Units - 217 (17% of the 1276 structures surveyed)
- b. SSD Units - 121 (10% of the 1276 structures surveyed)
- c. Delapidated units suitable for rehabilitation - N/A
- d. Delapidated units not suitable for rehabilitation - N/A

MISCELLANEOUS

- I. Female head of household - 408 (32% of the 1276 households surveyed)
 - a. Female head of household below 62 years of age - 188
 - b. Female head of household 62 years or older - 220
- II. Unemployment - Households whose head is currently unemployed - 23 (2%)
- III. Households whose income is provided solely or in part by State or Federal sources (ex. - Social Security, SSI, Disability, A.F.D.C., Welfare, etc.) - 528 (42% of the 1276 households surveyed)

ADDITIONAL STATISTICS: VERY LOW, LOW, AND MODERATE INCOME HOUSEHOLDS

- 1. Overcrowding - 71 (36 very low, 17 low, 14 moderate income, 4 above) - (7%)
- 2. Overpayment - 383 (228 very low, 114 low, 32 moderate income) (30% of 1276 units surveyed) (Note: 9 high income families are also overpaying for housing)
- 3. Dilapidated structures - 1 household living in unit with severe structural deficiencies (1 is a low income renter)

APPENDIX D

Definitions of
Income Groupings

APPENDIX 5

HOUSEHOLD INCOME DATA

FOR NEVADA COUNTY

1980 Census

<u>Income Range</u>	<u>County Total</u>	<u>Grass Valley</u>	<u>Nevada City</u>
\$ 0 - 2,499	811	148	67
2,500 - \$ 4,999	1,620	514	163
5,000 - 7,499	1,915	383	98
7,500 - 9,999	1,607	280	95
10,000 - 12,499	1,940	416	94
12,500 - 14,999	1,422	201	79
15,000 - 17,499	1,543	232	71
17,500 - 19,999	1,293	153	37
20,000 - 22,499	1,453	191	74
22,500 - 24,999	1,053	152	57
25,000 - 27,499	935	97	25
27,500 - 29,999	876	63	44
30,000 - 34,999	1,283	75	33
35,000 - 39,999	756	54	38
40,000 - 49,999	750	56	20
50,000 - 74,999	538	40	13
75,000 or more	224	40	15
Total	20,019	3,055	1,023

Median	16,125	11,217	12,354
Aggregate	385,717,570	41,956,320	16,265,160
Household Pop.			
Per Capita			

SOURCE: Summary Tape File 3A (STF-3A)

NOTE: Total household and population data may vary slightly from other published census results due to sampling methodology.

APPENDIX E

HCD Methodology for
Estimating Basic
Construction Needs
and Worksheet for
Grass Valley

Definitions of income groups are presented below.

Very Low Income -

The income limit for a four person household is income not exceeding 50 percent of the actual median family income of the county. Income limits for other household sizes are calculated using household size adjustment factors:

(1 person limit = .7 times 4 person limit, etc.)

Other Lower Income -

The income limit for a four person household in nonmetropolitan areas is income above the "very low income" limits but not exceeding the higher of

- 1) The median family income of the county
- 2) The median family income of the nonmetropolitan areas of the West

Income limits for other household sizes are calculated using household-size adjustment factors:

(1 person limit = .7 times 4 person income limit, etc.)

Moderate Income -

Income above the "other lower income" limits but not exceeding the following:
The income limit for a four person household is income not exceeding 120 percent of the median family income used to compute the "other lower income" limits. Income limits for other household sizes are calculated using the same household size adjustment factors as were used for "other lower income" households.

Above Moderate Income -

Income above the "moderate income" limits.

ATTACHMENT 2

METHODOLOGY FOR ESTIMATING BASIC CONSTRUCTION NEEDS

FROM 1/1/1984 to 1/1/1989*

1. Determine housing units needed on January 1, 1989, with allowance for vacant units

1989 Households X Estimated Homeownership Rate \div .98 /allowance for vacant-for-sale/

+1989 Households X Estimated Renter Rate \div .94 /allowance for vacant-for-rent/

=1989 Households plus vacant-for-sale or rent

Number on last line \div (1 - estimated "other vacant" fraction) /allowance for second homes and other vacant units

=Housing Units Needed in 1989 which are not for sale or rent

2. Determine housing units needed to accommodate growth needs from 1984 to 1989

Housing Units Needed in 1989 (determined in Step 1)

-Housing Units on January 1, 1984

=Housing Units Needed to Accommodate Growth

3. Determine expected normal housing market removals (units to be torn down, boarded up, destroyed by fire, changed to commercial use, etc.)

Average Number of Housing Units in Existence between 1984 and 1989 =

(Housing Units Needed in 1989 + Housing Units on 1/1/1984) \div 2

Estimated Number of Units to be Removed in 5 Years =

Average Number of Units (see above) X Annual Removal Rate X 5

4. Determine Total Basic Construction Needs 1984 to 1989

Housing Units Needed to Accommodate Growth (determined in Step 2)

+Housing Units Expected to be Removed 1984-1989 (determined in Step 3)

= Total Basic Construction Needs 1984 to 1989

*If an estimate is being prepared for a longer period, such as January 1984 to January or July 1990, change "5 years" in both places in which it appears in Step 3 to 6 or 6.5 years, as appropriate.

APPENDIX E - WORKSHEET

ESTIMATING NEW CONSTRUCTION NEED

- 1) 1991 HH's: 4492 (COG Regional Allocation Plan)

Estimated Homeownership rate: 48% (U.S. 1980 Census)

Estimated Renter rate: 52%

[Assumption: Percentages stay the same as 1980]

$$4492 \times .48/.98 + 4492 \times .52/.94 = \\ 2200 + 2485 = 4685$$

"Other Vacant" fraction: $24 + 78/3388 = 3.0\%$ (1980 U.S. Census)

$4685 / (1 - .03) = 4830$: UNITS NEEDED IN 1991.
(not considering demolition
replacements)

- 2) Total Dwelling units needed in 1991: 4830 (Step 1)
Total Dwelling units existing on 1/1/86: 3917 (DOF)

913
NEW UNITS NEEDED TO
ACCOMMODATE GROWTH

- 3) Units Needed in 1991: (Step 1)

Dwelling Units on 1/1/86: 3917

$$4830 + 3917/2 = 4374 \text{ Average \# of units in existence} \\ \text{between 1986 and 1991}$$

Annual Removal Rate: 0.13% of Housing Stock
(5 units/year removal rate; slightly higher than recent
historical rate of 3 units/year from building dept.
records; 5/yr = approx. .13% of 1980 housing stock)

$$4374 \times 0.0013 \times 5 = 28 \text{ Estimated \# units removed in 5 years}$$

- 4) Dwelling units needed to accomodate growth: 913 (Step 2)
Dwelling units expected to be removed 1986-91 28 (Step 3)

941
TOTAL BASIC CONSTRUCTION
NEEDS 1986 - 1991
(includes demolition
and replacement units)

APPENDIX F

Census Data
Pertaining to
Rents and
Overpayment

PAGE 8

HOUSING UNITS BY NO OF BEDROOMS

HOUSING UNITS BY NO OF BATHROOMS

GRASS VALLEY

	TOTAL	TOTAL OCCUPIED	RENTER OCCUPIED		TOTAL	TOTAL OCCUPIED	RENTER OCCUPIED
NONE	213	150	130	NONE OR HALF	136	120	75
1	786	719	576	1 COMPLETE BATHROOM	2210	2012	1342
2	1450	1363	663	1 COMPLETE BATHROOM PLUS HALF	356	295	81
3	742	643	183	2 OR MORE COMPLETE BATHROOMS	670	610	87
4	161	142	30				
5 +	20	20	3				

	TOTAL OCCUPIED	RENTER OCCUPIED	TELEPHONE AVAILABILITY HOUSEHOLDER 60 - 64	HOUSEHOLDER 65 +
WITH TELEPHONE	2842	1422	223	1034
NO TELEPHONE	195	163	9	61

OCCUPIED UNITS W/O VEHICLE		HOUSING UNITS BY VEHICLES AVAILABLE	
TOTAL	612	1	1309
WHITE	601	2	782
BLACK		3 +	334
INDIAN	11		
ASIAN			
SPANISH	14		

GROSS RENT		WHITE	BLACK	INDIAN	ASIAN	SPANISH
\$ 0 - 59		3 0 - 99	61			*
60 - 79	21	100 - 199	425			*
80 - 99	40	200 - 299	547	20		*
100 - 119	54	300 OR MORE	456	4		*
120 - 149	157	NO CASH RENT	51	4		*
150 - 169	93					
170 - 199	121					
200 - 249	249	MEDIAN GROSS RENT	AGGREGATE GROSS RENT		AGGREGATE CONTRACT RENT	RENTER UNITS
250 - 299	318					
300 - 349	198					
350 - 399	133	254	388822	RENTER OCCUPIED	330730	1523
400 - 499	91			VACANT FOR RENT	29715	166
500 OR MORE	48					
NO CASH RENT	55					

HOUSEHOLD INCOME BY GROSS RENT AS PERCENT OF INCOME

INCLUSION OF UTILITIES IN RENT

RENT AS % OF INCOME:	INCOME					PAY EXTRA FOR UTILITIES	1393
	0-4,999	5,000-9,999	10,000-14,999	15,000-19,999	20,000 +	NO EXTRA PAYMENT FOR UTILITIES	185
0 - 19 %		14	58	75	202		
20 - 24 %	30	8	85	50	12		
24 - 34 %	57	120	152	33	7		
35 + %	257	290	50	8			
NOT COMPUTED	40		9	21			

APPENDIX G

Funding Sources
For Affordable
Housing

PROGRAM NAME	PROGRAM FUNCTION					GEO. APPL.		TENURE TYPE		ADMIN. ENTITY		
	New Construct.	Rehab.	Land Acq.	Homeowner-ship Assist.	Rental Pymt. Assistance	Urban	Rural	Owner	Renter	Federal	State	Local
Community Development Block Grant (CDBG)	X	X	X			X	X	X	X	X		
HUD Section 17	X	X				X	X		X	X		
HUD Section 202	X					X	X		X	X		
HUD Section 8					X	X	X	X	X	X		
UDAG	X	X	X			X		X	X	X		
HUD Rental Demo	X		X			X	X		X	X		
FmHA 502/504		X		X			X	X		X		
FmHA 515	X	X					X		X	X		
FmHA 514/516	X	X					X		X	X		
FmHA 523/524	X	X					X		X	X		
Revenue Bonds				X		X	X	X	X		X	X
Home Ownership Home Improvement (HOHI)		X		X		X	X	X			X	X
Tax Increment Financing	X	X	X	X		X	X	X	X			X
SB 99 Bonds	X	X	X			X	X	X	X		X	
Predevelopment Loan Funds	X		X			X	X	X	X		X	
Cal. Homeownership Assistance Program				X		X	X	X			X	
Rental Housing Construction Program	X					X	X		X		X	
Farmworker Grant	X						X		X		X	
Deferred Rehabilitation		X				X	X		X		X	

STATE OF CALIFORNIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DIVISION OF COMMUNITY AFFAIRS
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DIVISION CHIEF
Michael A. Houlemard, Jr.

ASSISTANT DIVISION CHIEF
Leslye Corsiglia

The Division of Community Affairs is the principal housing finance and assistance branch of the Department of Housing and Community Development (HCD). The Division administers the housing and community development programs assigned to the Department and provides technical assistance in various aspects of housing and community development to both the public and private sectors, including: local government agencies nonprofit organizations, for-profit corporations and Indian reservations or rancherias. Community Affairs is divided into three sections: Community Development, Housing Construction Finance, and Special Housing Needs. Each section administers several programs and are described in this brochure.

Section Chief
Carol Smith

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Section Secretary
Gwen Espinoza

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Cities with populations under 50,000 and those counties with populations under 200,000 that do not participate in the United States Department of Housing and Urban Development (HUD) entitlement program, are eligible to participate in the State Community Development Block Grant Program (CDBG). Approximately 200 localities qualify for the State CDBG Program. CDBG funds may be used for a variety of housing, economic development, public facility and public service activities. The State CDBG program requires that 51% of the program funds be awarded to housing or housing-related projects; 30% of the funds are set aside for economic development activities. Additionally, 1.5% of the funds are specifically targeted to projects serving Native Americans. Approximately \$27 million was available for award in FY 1984-85 with approximately \$18 million anticipated for FY 1985-86. Funds are awarded through a department issued Request for Proposal.

Contact
Dave Williamson
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RURAL DEVELOPMENT ASSISTANCE PROGRAM (Eureka - Banning - Oroville)

The Rural Development Assistance Program (RDAP) provides underserved rural areas in the state with the technical assistance necessary to increase their use of federal, state, and private community development finance programs. Finance and development experts in the areas of housing and community development are outstationed in rural counties to provide continuous onsite assistance and training to local officials. The staff is experienced in housing rehabilitation and construction, economic development, and the development of water and waste water facilities. Target areas are selected on the basis of a statewide needs assessment and local receptivity. Currently, RDAP maintains three offices: the Banning office serve the Southern California counties of Imperial, Riverside and San Bernardino; the Eureka office serves the Northern California counties of Humboldt, Del Norte and Trinity; and the Oroville office serves the Superior Valley Counties of Butte, Tehama, Glenn and Yuba.

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c/o Oroville Redevelopment
Agency
1735 Montgomery Street
Oroville, CA 95695

The Rural Community Facilities Technical Assistance Program was established in 1983 by AB 1604, Chapter 1152. This program provides grants that are used by local government agencies and nonprofit corporations to resolve the domestic water and waste water problems often encountered in low income rural communities. The grant recipients must have the organizational authority to provide these services on a county-wide basis. Funds are granted for technical assistance and seed money activities such as professional services, district formation, test wells, engineering or other costs necessary to obtain project approval by an agency and financing from local, State or federal programs. Funds are awarded through a competitive response to a Department-issued Request for Proposal.

Contact
Wayne Walker
Program Manager
(707) 443-6753

CALIFORNIA INDIAN ASSISTANCE PROGRAM

Reservations, rancherias and other Indian communities may seek technical assistance from the California Indian Assistance Program (CIAP) for development of a needs analysis, a determination of funding availability, assistance with loan and grant applications, and assistance with the implementation of projects funded by the Community Development Block Grant Program, the Farmers Home Administration, the Economic Development Administration, and various other programs. CIAP, which has a Northern California and Southern California office, does not provide direct funding but acts as an advocate with federal and state agencies to assist California Indian communities in achieving their community development goals.

Contact
Jack Sanderson
Program Manager
(916) 323-6166

Southern CA Address:
Contact
Donald Calac
Morongo CIAP Office
P.O. Box 776
11586 Potero Road
Banning, CA 92220
(714) 849-5713

Sal Solinas
Section Chief

(916) 445-0877

Lois LaCara
Section Secretary

CALIFORNIA HOMEOWNERSHIP ASSISTANCE PROGRAM

The California Homeownership Assistance Program (CHAP) provides up to 49 percent of the purchase price of a home in the form of a mortgage participation loan with an institutional lender. The loan enables eligible households to purchase housing which they would otherwise be unable to acquire. Upon sale of the property, the state will receive a share in the equity in an amount proportionate to the original investment. The balance of financing for the purchase comes from a private or public lending institution. Under this program, the Department assists renters who would be displaced by condominium conversions to purchase their units; mobilehome park residents to purchase their spaces if the park is converted to a stock cooperative; eligible households to purchase mobilehomes placed on permanent foundations; and stock cooperatives or nonprofit corporations to develop or purchase mobilehome parks.

Contact
Albert H. Blum
Program Manager
(916) 324-6333

CALIFORNIA SELF-HELP HOUSING PROGRAM

The California Self-Help Housing Program (CSHHP), formerly the California Housing Advisory Service, provides grants and loans to local government agencies and nonprofit corporations that assist low and moderate income families to build or rehabilitate their homes with their own labor. Mortgage and technical assistance funds are available. CSHHP technical assistance grants are used to cover the various administrative and training costs associated with the provision of technical assistance to self-help households. These services include: training and supervision of self-help builders; project planning; loan packaging and counseling services; and workshops. Mortgage assistance funds are used to reduce the cost of the self-help units. Applications for funds are accepted on a continuous basis.

Contact
Gerald L. Rioux
Program Manager
(916) 324-6337

MOBILEHOME PARK ASSISTANCE PROGRAM

The Mobilehome Park Assistance Program (MPAP) provides financial and technical assistance to low income mobilehome park residents or to organizations formed by park residents who wish to own and/or operate their mobilehome parks. The technical assistance component of the program was established in 1983 by AB 1008 (McClintock). In 1984, SB 2240 (Seymour) established a revolving loan fund which added the financial assistance component to the program. MPAP loans bear a 7 percent interest rate per annum. Conversion loans must be repaid within three years. The repayment of blanket and individual loans may be scheduled for up to 30 years.

Contact
Gerald L. Rioux
Program Manager
(916) 324-6337

RENTAL HOUSING CONSTRUCTION PROGRAM

The Rental Housing Construction Program (RHCP) was designed to stimulate the production of and increase the supply of affordable, well-constructed, energy efficient rental units available to California's low and very low income households. The Program funds are utilized through three basic financing approaches: (1) a direct financing component which channels HCD funds directly to local entities (cities, counties, housing authorities); (2) the Rural Rental Assistance component which uses RHCP funds to write down rents on projects financed through Farmers Home Administration (FmHA) Programs; (3) and the California Housing Finance Agency set aside. RHCP was enacted in 1979 as part of the \$100 million housing legislation (AB 333/SB 229 - Hughes/Roberti). RHCP uses a Request for Proposal process in awarding program funds.

Contact
Nancy Giles
Program Manager
(916) 324-6321

SPECIAL USER HOUSING REHABILITATION PROGRAM

The Special User Housing Rehabilitation Program (SUHRP) was enacted in 1983 by SB 26 (Petrus) as an outgrowth of the Demonstration Housing Rehabilitation Program for the Elderly and Handicapped, which was established in 1979. The program utilizes a 3 percent, 30-year deferred payment loan, which provides up-front subsidies for the rehabilitation and/or acquisition of substandard housing. SUHRP funds may be used for acquisition and/or rehabilitation of: substandard apartments which will be occupied by the elderly; group residences and apartments which will be occupied by the physically, developmentally or mentally disabled; and residential hotels, which will be occupied by low or very low income persons.

Contact
Robert Stone
Program Manager
(916) 323-6313

DEFERRED PAYMENT REHABILITATION LOAN PROGRAM

The Deferred Payment Rehabilitation Loan Program (DPRLP) provides deferred payment loan funds to local government agencies to assist with the rehabilitation of housing for low and moderate income households. The major objectives of the DPRLP are: to rehabilitate housing to assure the continued viability of neighborhoods; to eliminate health and safety hazards; to prevent overcrowding; and to ensure the continued availability of low-cost housing. The passage of SB 966 in September 1978, established the DPRLP. Since 1978, over \$9.6 million in loans have been made, allowing more than 2,400 units to be rehabilitated.

Contact
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(916) 323-6313

PREDEVELOPMENT LOAN PROGRAM

The Predevelopment Loan Program (PLP) provides 7 percent loans to local government agencies and nonprofit corporations. The loans can be used for a variety of predevelopment expenses incurred in securing the long term financing for the production or rehabilitation of subsidized low income housing in both rural and urban areas. Loan terms range from one to three years. Loan funds may be used to purchase land or land options; pay advance fees for architectural, engineering, consultant, and legal services or permits, pay bonding and application fees; cover site preparation expenses (including water and sewer development); and other related costs. Loans are also made to eligible borrowers for land purchase to land bank sites for future development of low income housing. Applications are accepted on a continuous basis.

Contact
Georgann Eberhardt
Program Manager
(916) 324-6320

COOPERATIVE HOUSING ASSISTANCE

The Cooperative Housing Assistance staff assists local government agencies and nonprofit or profit organizations with all aspects of cooperative housing development including project feasibility, financing, organization, legal issues, management and board training.

Contact
Ken Peterson
(916) 324-6318

Gordy deNecochea
Section Chief

(916) 445-4725

Barbara Russell
Section Secretary

OFFICE OF MIGRANT SERVICES

The Office of Migrant Services (OMS) provides safe, decent and affordable temporary housing and related services, such as child care and summer school, to migrant families during the peak harvest season. OMS was established in 1965 using state and federal (U.S. Department of Labor) funding assistance. The counties and growers associations furnish the land for the migrant centers as an in-kind contribution. Funds are allotted annually through contracts to fourteen local governmental agencies for administration, management, operation, and rehabilitation of the rental housing units. Currently there are twenty-five migrant housing centers located in rural areas from Bakersfield to the Oregon border.

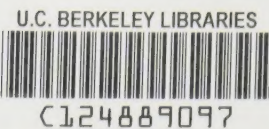
Contact
Fortino (Mike) Cardenas
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FARMWORKER HOUSING GRANT PROGRAM

The Farmworker Housing Grant Program (FWHG) was established to meet the housing needs of California farmworkers. Program funds are used to assist in the development of farmworker housing that would not be constructed or rehabilitated without HCD assistance. The program provides up to 50 percent matching grants to local government agencies and nonprofit corporations. Funds for this program may be used for almost any construction related cost in the development of farmworker housing, including: land acquisition; site development; new construction; and rehabilitation. Matching money may include local or in-kind contributions, mortgage financing or other forms of housing assistance. The program provides up to 50 percent matching grants to local government agencies and nonprofit corporations. FWHG receives an annual appropriation of \$2.5 million. Project applications are accepted on a continuous basis.

Contact
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(916) 322-9391

HOUSING ASSISTANCE PROGRAM



The Housing Assistance Program (HAP) provides federal housing assistance payments U.S. Department of Housing and Urban Development (Section 8 certificates) to developmentally, mentally, and physically disabled adults and to low-income households in rural areas. HAP has two components: (1) the Aftercare Program which provides existing Section 8 certificates to the disabled; (2) the Section 8 Rural Program which provides Section 8 certificates to low income persons and families in small rural counties that do not operate housing authorities. The program administers the over 4,200 certificates through subcontracts with 39 housing authorities and nonprofit corporations.

Contact
Earl Lee
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EMERGENCY SHELTER PROGRAM

The Emergency Shelter Program (ESP) provides direct grants to local government agencies and nonprofit corporations that shelter the homeless on an emergency basis. Eligible grant activities include: rehabilitation; expansion of existing facilities; site acquisition (lease/purchase of site and/or facility); equipment purchase; one-time rent to prevent eviction; vouchers; and administration costs (no more than 5% of any single grantee award). New construction is not an eligible program activity. Funds are awarded through a Request for Proposal.

Contact
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SENIOR CITIZENS SHARED HOUSING PROGRAM

The Senior Citizens Shared Housing Program (SCSH) provides grants to local government agencies and nonprofit corporations to assist seniors in finding others with whom they can share housing. Services funded by the grants include: outreach, information and referral, client counseling, placement and follow-up. The program results in reduced housing costs, prevention of premature institutionalization, efficient use of existing housing stock, and increased security and companionship for seniors. SSH Funds are awarded through a Request for Proposal process.

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APPENDIX H.

VACANT PARCELS WITH HOUSING POTENTIAL

